



4930925 Residential Rental Single Family - Detached Active	
<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,430 / County Assessor <b>Year Built:</b> 2002 <b>Pool:</b> None <b>Encoded Features:</b> 32RO2G <b>Approx Lot SqFt:</b> 5,280 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Furnished?:</b> Unfurnished	<b>Vacation Rental Y/N:</b> N <b>Date Available:</b> 05/03/2013 <b>Subdivision:</b> Coldwater Springs <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Coldwater Springs <b>Model:</b> <b>Builder Name:</b> Fulton Homes <b>Hun Block:</b> 350 S <b>Map Code/Grid:</b> Q29 <b>Bldg Number:</b>
<b>Ele Sch Dist:</b> 065 - Littleton Elementary District <b>Elementary School:</b> Collier Jr. High School: Collier	<b>High School Dist #:</b> 214 - Tolleson Union High School District <b>High School:</b> Tolleson Union High

**Cross Street:** Avondale Boulevard (115th Avenue) & I-10 **Directions:** South on Avondale Blvd to Van Buren, West to Fairway Dr, South to Adams St, West to 124th Ave, South to Jefferson St, West to 125th Ave, South to Madison St, then West to your new home on the left.

**Public Remarks:** Everything's new again! This home has been restored to builder-new condition: Newer paint, newer carpet and tile, all new appliances -- range, microwave and refrigerator -- new countertops, new ceiling fans, new window treatments. The property is a short walk or bike ride to Collier Elementary School, with no busy streets to cross. Easy access to shopping and to the I-10 Freeway. If you're looking for a pristine, squeaky-clean rental home, make your move. This opportunity won't last long.

Features	Room Details	Construction & Utilities	Tax & Lease Information
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Features:</b> 9+ Flat Ceilings; No Interior Steps <b>Fireplace:</b> No Fireplace <b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener <b>Pool - Private:</b> No Pool <b>Spa - Private:</b> None <b>Horses:</b> N <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Covered Patio(s) <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Golf Course; Near Bus Stop <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Ceiling Fan(s) <b>Windows:</b> Sunscreen(s)	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Master Bedroom Split; Mstr Bdr Walkin Clist <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen; Breakfast Room <b>Other Rooms:</b> Great Room <b>Basement Description:</b> None <b>Window Coverings:</b> Blinds <b>Flooring:</b> Carpet; Tile <b>Carpet Color:</b> Taupe	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Plumbing:</b> Gas Hot Water Heater <b>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>AN:</b> 500-92-155 <b>Legal Subdivision:</b> COLDWATER SPRINGS PARCEL 2 UNIT 2 <b>Lot Number:</b> 155 <b>Town-Range-Section:</b> 1N-1W-11 <b>Rent Payable:</b> Property Manager <b>Possession (Rentals):</b> Immediate <b>Disclosures:</b> Agency Disc Req <b>Forms Required:</b> Listers; Credit Rprt Lister's; Call Lister <b>Rental Tax Percent:</b> 2.5 <b>Lease Information:</b> 12 Month Minimum; Management - Broker; No Smoking Allowed <b>Pets:</b> Lessor Approval

Deposit Information		
<b>Earnest Deposit:</b> \$500	<b>Security Deposit:</b> \$950	<b>Credit Check Amount:</b> \$25
<b>Earnest Dep Payable:</b> Listing Broker; Csh/Cert Fnds Only; Deposit Held/Broker		
<b>Cleaning Deposit/Fee:</b> \$200	<b>Pet Deposit/Fee:</b> \$200	<b>Pre-Paid Lst Mth Rnt:</b> \$0
<b>Fully Refundable Dep:</b> Security Deposit	<b>Prtl Refundable Dep:</b>	<b>Non-Refundable Dep:</b> Cleaning Deposit; Pet Deposit

Listing Dates	Price Info	Listing Contract Info
<b>CDOM/ADOM:</b> 6 / 6 <b>List Date:</b> 05/03/2013 <b>Expire Date:</b> 05/03/2017 <b>Status Change Date:</b> 05/03/2013	<b>Original List Price:</b> \$950 <b>Lease (List) Price:</b> \$950	<b>SA:</b> N / 0 <b>BB:</b> Y / \$ 325 <b>Var:</b> N <b>Type:</b> ER <b>Renewal Comp:</b> 0 <b>Comp For Sale:</b> 0 <b>Commission Paid:</b> Flat Fee; Receipt of Ttl Funds <b>Special Listing Cond:</b> N/A

**Private Rmks - DND2:** Sweet home with a sweet landlord. We work only with smart investors, and they do what we ask them to do. We select the houses, supervise the repairs and manage the rental -- all to the highest standards. This is a great house for your client, and easy money for you: We handle all the paperwork. Show em the goods at [http://bloodhoundrealty.com/Rental\\_Homes/12529\\_W\\_Madison\\_Street\\_Avondale\\_AZ\\_85323](http://bloodhoundrealty.com/Rental_Homes/12529_W_Madison_Street_Avondale_AZ_85323)

<b>Semi-Private Remarks:</b>		
<b>Show Instruct - DND2:</b> Notify Lister; Contact via Text; Vacant; Lkbx - ARMLS; ByrBrkr - Use Lkbx <b>Owner Name - DND2:</b> Client of BloodhoundRealty.com <b>Contact Name - DND2:</b> Greg Swann <b>Contact Phone - DND2:</b> 602 740-7531	<b>Alarm Code - DND2:</b> <b>Gate Code - DND2:</b> <b>Mech-box Code - DND2:</b>	<b>HOA Y/N:</b> Y <b>HOA Name:</b> Coldwater Springs <b>HOA Telephone:</b> 480-759-4945 <b>HOA Paid By:</b> Landlord <b>HOA Fee:</b>

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Gregory Swann (gs124)	BloodhoundRealty.com (bhnd01)	602 740-7531	602-740-7531	gregswann@bloodhoundrealty.com	602 740-7531 602 740-7531	888-711-1880
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