	4092348	Residential	Single Family - Detached	Pending
	<b>Beds/Baths:</b> 2 / 1 <b>SF:</b> 780 / <b>Year Built:</b> 1928 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>EF:</b> 21XPS <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Villa Verde <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> custom <b>Hun Block:</b> 1900 N <b>Map Code/Grid:</b> P33	
	<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> Heard, Marie Bartlett <b>Jr. High School:</b> Kenilworth		<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central	

**Cross Streets:** 19th ave and Encanto Blvd **Directions:** South on 19th Ave toGrananda rd, West to home

**Remarks:** Two bedroom 1 bath home with guest house in the Villa Verde Historic District. Seller has never occupied the property and makes no warranties expressed or implied as to the condition of the home. Buyer to verify all facts figures and measurements.Including schools and utilities. No spds or clue report

Kitchen	6	10	Living Room	15	13
Dining Room	7	7	Master Bedroom	11	12
			Bedroom 2	10	10

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> Less Than 1,000 <b>Parking:</b> Slab <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Exterior Features:</b> Separate Guest House <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven <b>Master Bathroom:</b> Other (See Remarks)  <b>Laundry:</b> Wshtr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen	<b>Const - Finish:</b> Other (See Remarks) <b>Construction:</b> Other (See Remarks) <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Other (See Remarks) <b>Heating:</b> Other (See Remarks) <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VILLA VERDE PLAT A BLKS 1 & 2 <b>AN:</b> 110-55-035 <b>Lot Number:</b> 20 <b>Town-Range-Section:</b> 2N-2E-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,178/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0Land Lease Fee: 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 43 / 43 <b>Off Market Date:</b> 02/05/2009	<b>List Price:</b> \$ 79,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Sonoran Properties GMAC (spps08)



4098519	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 1 <b>SF:</b> 1,035 / <b>Year Built:</b> 1928 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 31RXOS <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Villa Verde Historic Dist <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> Villa Verde <b>Model:</b> Historic <b>Builder Name:</b> unknown <b>Hun Block:</b> 1900 N <b>Map Code/Grid:</b> P33	
<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> Heard, Marie Bartlett <b>Jr. High School:</b> Phoenix Prep		<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central	

**Cross Streets:** 19th Ave & Thomas **Directions:** South to Granada, W to property

**Remarks:** Own a charming Historic Home close to Encanto, fairgrounds, and all downtown has to offer, with many modern updates for today. Remodeled in 04/05, including new kitchen and bath fixtures, cabinets, and counters, tiled floors in entry, kitchen and bath. 3.5 ton A/C and heat pump in 05 with new duct work and vents. 2 beds + bonus room used as dining room or 3rd bedroom. A lovely stone fireplace is the focal point of the living room with generous entry, this space is much larger than many historic homes. Newer RV gate on side, plenty of parking, and extra large backyard. Plenty of room to add a guest house if desired.


Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Parking:</b> Slab <b>RV Parking:</b> RV Gate <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Historic District; North/South Exposure <b>Exterior Features:</b> Yrd Wtring Sys Front <b>Features:</b> <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven; Refrigerator <b>Master Bathroom:</b> None  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Den/Office <b>Items Updated:</b> Floor Yr Updated: 2004; Floor Partial/Full: Full; Wiring Yr Updated: 2004; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2004; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2005; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2004; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2004; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2004; Rm Adtn Partial/Full: Full	<b>Architecture:</b> Other (See Remarks) <b>Const - Finish:</b> Painted <b>Construction:</b> Brick <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Chain Link <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval <b>Energy Features:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> STATE PLAT NO 3 <b>AN:</b> 110-55-002 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-2E-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,178/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Conventional <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Miscellaneous:</b> Flood Plain <b>Possession:</b> By Agreement

**Homeowner Association Information**

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 33 / 33	<b>List Price:</b> \$ 124,500	<b>Special Listing Cond:</b> Owner/Agent

Listed by: RE/MAX Integrity REALTORS (rmxi02)

	4070654 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 2 / 1.5 <b>SF:</b> 1,089 / <b>Year Built:</b> 1930 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 21.5RDO1C <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Villa Verde <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unk <b>Hun Block:</b> 2100 N <b>Map Code/Grid:</b> P34
	<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> Heard, Marie Bartlett <b>Jr. High School:</b> Phoenix Prep	<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central

**Cross Streets:** McDowell & 19th Ave **Directions:** N on McDowell, W on Holly to home on right

**Remarks:** TERRIFIC HOME LOCATED IN HISTORIC DISTRICT NEIGHBORHOOD VILLA VERDE. This is a beautiful 1930s home featuring 2 bedrooms and a den, nice tile throughout and is in terrific condition. Home has newer custom dual pane windows for good efficiency, newer a/c unit and updated electric and plumbing. There are 3 patios and a nice size back yard. THIS IS A WONDERFUL HOME AT A GREAT VALUE!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Parking:</b> 1 Car Carport <b>RV Parking:</b> RV Gate <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Historic District; North/South Exposure <b>Exterior Features:</b> Patio; Storage Shed(s) <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Refrigerator <b>Master Bathroom:</b> Other (See Remarks)  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Formal <b>Other Rooms:</b> Den/Office	<b>Const - Finish:</b> Painted <b>Construction:</b> Block <b>Roofing:</b> Foam <b>Fencing:</b> Wood <b>Cooling:</b> Refrigeration; Both Refrig & Evap <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> VILLA VERDE PLAT B <b>AN:</b> 110-54-077 <b>Lot Number:</b> 4 <b>Town-Range-Section:</b> 2N-2E-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,208/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 87 / 88	<b>List Price:</b> \$ 95,000	<b>Special Listing Cond:</b>

Listed by: Realty Executives (reax127)



4067862	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 2 / 1.75 <b>SF:</b> 1,173 / <b>Year Built:</b> 1930 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 21.75BX <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Villa Verde Plat B <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 2100 N <b>Map Code/Grid:</b> P33	
<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> Heard, Marie Bartlett <b>Jr. High School:</b> Magnet Traditional		<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Union	

**Cross Streets:** 19th Ave/ Encanto **Directions:** From Thomas, take 19th Ave South, West on Holly to home.

**Remarks:** REO-Bank Owned property, 'AS IS'. Charming brick tudor located in Villa Verde historic district. Ceramic & wood floors, fireplace, crown moldings & more.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Parking:</b> Other (See Remarks) <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace  <b>Features:</b> Fix-Up Needs Repair; Other (See Remarks) <b>Add'l Property Use:</b> None <b>Flooring:</b> Tile; Wood; Other	<b>Kitchen Features:</b> Other (See Remarks) <b>Master Bathroom:</b> Other (See Remarks) <b>Additional Bedroom:</b> Othr Bdr Walkin Cist  <b>Laundry:</b> Other (See Remarks) <b>Dining Area:</b> Other (See Remarks)	<b>Architecture:</b> Other (See Remarks) <b>Const - Finish:</b> Painted; Brick Trim/Veneer <b>Construction:</b> Brick <b>Roofing:</b> Other (See Remarks) <b>Fencing:</b> Block <b>Cooling:</b> Both Refrig & Evap <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 110-54-067 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,595/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Other (See Remarks) <b>Possession:</b> Close of Escrow
Homeowner Association Information			
<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None; Other (See Remarks)	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	
<b>CDOM/ADOM:</b> 90 / 90	<b>List Price:</b> \$ 94,900	<b>Special Listing Cond:</b> Lender Owned Prop	
<i>Listed by: Realty Executives (reax16)</i>			



4052325	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 2 / 1 <b>SF:</b> 716 / <b>Year Built:</b> 1929 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 21ES <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Villa Verde Plat A <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unk <b>Hun Block:</b> 2000 N <b>Map Code/Grid:</b> P34	
<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> None <b>Jr. High School:</b> Phoenix Prep		<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central	

**Cross Streets:** 19th Ave & McDowell **Directions:** North to Granada - Property is on the Northwest corner.

**Remarks:** LENDER OWNED! NOT A SHORT SALE! QUICK RESPONSE FROM SELLER! Great red brick house located in the Villa Verde Historic District on a corner lot. Pergo floors and fireplace in the Great Room. Front covered patio for those relaxing nights with friends or family. Across the street from the State Fairgrounds. Near downtown Phoenix and many amenities. This home has lots of potential. Sold 'as is' and 'where is' with no seller representations or warranties expressed or implied.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> Less Than 1,000 <b>Parking:</b> Slab <b>Horses:</b> N <b>Fireplace:</b> No Fireplace  <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Refrigerator <b>Master Bathroom:</b> Other (See Remarks)  <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Other (See Remarks)	<b>Const - Finish:</b> Stucco <b>Construction:</b> Block <b>Roofing:</b> Comp Shingle <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Evaporative <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 110-55-016 <b>Lot Number:</b> 2 <b>Town-Range-Section:</b> 2N-2E-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 868/2007 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Total Encumbrance:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 313 / 116	<b>List Price:</b> \$ 59,900	<b>Special Listing Cond:</b> Lender Owned Prop; Relo/Corp Aprvl Reqd

Listed by: R.O.I. Properties (roip01)