


12724 W ALMERIA RD Avondale, AZ 85392

Client Report (1)

\$99,900

	4041774 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 4 / 2 <b>SF:</b> 1,313 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 42R2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Rancho Santa Fe <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> o <b>Hun Block:</b> 1850 N <b>Map Code/Grid:</b> P29
	<b>Ele Sch Dist:</b> 079 - Litchfield Elementary District <b>Elementary School:</b> Rancho Santa Fe <b>Jr. High School:</b> Wigwam Creek	<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Agua Fria South

**Cross Streets:** Dysart and McDowell **Directions:** Est on McDowell north on Rancho Sante Fe west Sante Fe Trail south 127th Ave

**Remarks:** Great Value for a single level home eligible fo rexpres path financing. see attached flyer

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace  <b>Features:</b>	<b>Kitchen Features:</b> Other (See Remarks) <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen	<b>Const - Finish:</b> 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>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RANCHO SANTA FE <b>PARCELS:</b> 16, 17 & 18 <b>AN:</b> 501-90-330 <b>Lot Number:</b> 734 <b>Town-Range-Section:</b> 2N-1W-35 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 0/0 <b>Ownership:</b> Fee Simple <b>New Financing:</b> CTL <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> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 127 / 127	<b>List Price:</b> \$ 99,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Realty 2000 Town & Country (relt01)



4075543	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 4 / 2 <b>SF:</b> 1,313 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 42FR2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Rancho Santa Fe <b>Tax Municipality:</b> Maricopa <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Continental Homes <b>Hun Block:</b> 12000 W <b>Map Code/Grid:</b> P29	
<b>Ele Sch Dist:</b> 079 - Litchfield Elementary District <b>Elementary School:</b> Rancho Santa Fe <b>Jr. High School:</b> Wigwam Creek		<b>High School Dist #:</b> 216 - Agua Fria Union District <b>High School:</b> Agua Fria South	

**Cross Streets:** Dysart & McDowell **Directions:** North on Dysart to Encanto, east to Santa Fe Trail, south to Monte Vista, west to 128th Dr, north to property.

**Remarks:** Wonderful home in Rancho Santa Fe. 4 bedrooms, 2 bathrooms, single level home. Master bedroom has a large walk in closet. Front and back watering system. This home is close to restaurants, shopping, parks, and freeways.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace  <b>Features:</b> Fix-Up Needs Repair <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Disposal; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Other (See Remarks) <b>Other Rooms:</b> Family Room	<b>Architecture:</b> Ranch <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RANCHO SANTA FE <b>PARCELS:</b> 16,17 & 18 <b>AN:</b> 501-90-134 <b>Lot Number:</b> 538 <b>Town-Range-Section:</b> 2N-1W-35 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,004.5/2007 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL; VA; FHA <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	\$ 34/ <b>Association Fee Incl:</b> Other (See Remarks)	<b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0.00 <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> 168 / 179	<b>List Price:</b> \$ 93,690	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: RE/MAX Integrity REALTORS (rmxi02)

1901 N 129 AVE Avondale, AZ 85323

Client Report (3)

\$79,900



4079678	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,313 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32RO2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Rancho Santa Fe <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Vail <b>Builder Name:</b> Continental <b>Hun Block:</b> 129 N <b>Map Code/Grid:</b> P29	
<b>Ele Sch Dist:</b> 079 - Litchfield Elementary District <b>Elementary School:</b> Rancho Santa Fe <b>Jr. High School:</b> Western Sky		<b>High School Dist #:</b> 216 - Agua Fria Union District <b>High School:</b> None	

**Cross Streets:** McDowell & Dysart **Directions:** McDowell and Dysart, N on Dysart to Encanto, turn east to Sante Fe, turn South to Holly, Turn West to 129th, corner house.

**Remarks:** Popular Vail Model in rancho Santa Fe, this property is a beauty. Wood blinds, ceiling fans, you must send your clients to this property, the price is right and hurry, because you'll miss out on this jewel. Please submit 'as is addendums' this is a bank owned beauty and we get answers quick.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage; Electric Door Opener <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Breakfast Room <b>Other Rooms:</b> Den/Office <b>Items Updated:</b> Floor Yr Updated: 2006	<b>Architecture:</b> Ranch <b>Const - Finish:</b> 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>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Sat Dish TV Ownd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy Features:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 501-90-197 <b>Lot Number:</b> 601 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,030.52/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; 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 Disc Req <b>Possession:</b> Close of Escrow
Homeowner Association Information			
<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Leisure life mgnt <b>HOA Telephone:</b> 623 412 1678	<b>HOA Fee/Paid:</b> \$ 85/Quarterly <b>Association Fee Incl:</b> Common Area Maint; Street Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Prof Managed	<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> 65 / 66	<b>List Price:</b> \$ 79,900	<b>Special Listing Cond:</b> Lender Owned Prop	
Listed by: Excellent Equities LLC (rmee01)			



4111845	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,313 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32R2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Rancho Santa Fe <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 12900 W <b>Map Code/Grid:</b> P29	
<b>Ele Sch Dist:</b> 079 - Litchfield Elementary District <b>Elementary School:</b> Rancho Santa Fe <b>Jr. High School:</b> Wigwam Creek		<b>High School Dist #:</b> 216 - Agua Fria Union District <b>High School:</b> None	

**Cross Streets:** Dysart & Thomas Rd **Directions:** Go S on Dysart, L on Encanto Blvd, R on Santa Fe Trl, R on Monte Vista, R on 128th Dr, then to home

**Remarks:** BANK OWNED PROPERTY...LOOK LOOK LOOK...Perfect buyer opportunity on this 1313 sq ft, 3 bedroom, 2 bath home with a cozy kitchen & dining area, vaulted ceilings, tile & pergo flooring thru out, colorful paint in bedrooms, and a nice floor plan for the sq ft. Backyard has a flagstone patio & perfect for entertaining. PLEASE INCLUDE LSR WITH A NEW LOAN OR PROOF OF FUNDS VERIFICATION WITH A CASH OFFER. NO SPDS OR CLUE REPORT AVAILABLE. NO WARRANTIES. \*\*Seller offering to pay 3% of purchase price in BCC at COE.\*\*

Dining Room 00

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Mountain View(s); North/South Exposure <b>Features:</b>	<b>Kitchen Features:</b> Other (See Remarks) <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen	<b>Architecture:</b> Contemporary <b>Const - Finish:</b> 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>Utilities:</b> SRP; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> RANCHO SANTA FE PARCELS 16,17 & 18 <b>AN:</b> 501-90-144 <b>Lot Number:</b> 548 <b>Town-Range-Section:</b> 2N-1W-35 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,031/2008 <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> By Agreement

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b> 623-412-1678	<b>HOA Fee/Paid:</b> \$ 94/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<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> 7 / 10	<b>List Price:</b> \$ 84,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: DPR Realty, LLC (dvpt01)

12810 W LA REATA AVE Avondale, AZ 85392

Client Report (5)

\$98,800

	4023921 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,313 / <b>Year Built:</b> 2000 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32R2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> RANCHO SANTA FE PARCELS 12,13,14 & 15 mcr 455-44 <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> CONTINENTAL <b>Hun Block:</b> 12500 W <b>Map Code/Grid:</b> P29
	<b>Ele Sch Dist:</b> 079 - Litchfield Elementary District <b>Elementary School:</b> Rancho Santa Fe <b>Jr. High School:</b> Wigwam Creek	<b>High School Dist #:</b> 216 - Agua Fria Union District <b>High School:</b> Agua Fria North

**Cross Streets:** DYSART AND THOMAS RD **Directions:** I-10 WEST TO DYSART EXIT - NORTH TO THOMAS - EAST TO SANTA FE TRAIL - SOUTH TO LA REATA - WEST TO HOME

**Remarks:** BARGAIN IN VERY POPULAR RANCHO SANTA FE!! PARKS, INTERIOR SCHOOLS, LUSH GREENERY GRACE THIS LOVELY NEIGHBORHOOD!! QUIANT HOME OFFERS 3 BEDROOMS PLUS A DEN/OFFICE. SIZEABLE MASTER BEDROOM WITH A SEPARATE SHOWER AND TUB, AS WELL AS A WALK-IN CLOSET!! DON'T MISS THIS ONE!! ASK US ABOUT NATIONSTAR FINANCING. COMPETITIVE RATES, QUICK CLOSINGS, AND 3% IN CLOSING COST ASSISTANCE FOR NATIONSTAR QUALIFIED BUYERS. HOME IS SOLD AS-IS WHERE-IS WITH NO REPRESENTATIONS OR WARRANTIES EXPRESSED OR IMPLIED BY SELLER WHATSOEVER. NO SPDS OR CLUE REPORT AVAILABLE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> No Interior Steps <b>Complex Feature:</b> Children's Playgrnd <b>Flooring:</b> Linoleum	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave <b>Master Bathroom:</b> Full Bth Master Bdrn; Separate Shwr & Tub <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Great Room	<b>Architecture:</b> Santa Barbara/Tuscan <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> Electric Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <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> RANCHO SANTA FE PARCELS 12,13,14 & 15 <b>AN:</b> 501-89-562 <b>Lot Number:</b> 130 <b>Town-Range-Section:</b> 2N-1W-35 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 984/2007 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; 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> Other (See Remarks) <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> VISION MANAGEMENT <b>HOA Telephone:</b> 480-706-4340	<b>HOA Fee/Paid:</b> \$ 112/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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
CDOM/ADOM: 474 / 155	List Price: \$ 98,800	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Realty Executives (reax57)

11826 W EDGEMONT AVE Avondale, AZ 85392

Client Report (6)

\$81,500

	4034051 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,225 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32RO2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Garden Park <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> UNK <b>Hun Block:</b> 1800 W <b>Map Code/Grid:</b> P29
	<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> Pendergast <b>Jr. High School:</b> Pendergast	<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> Tolleson

**Cross Streets:** THOMAS & 107 AVE **Directions:** WEST ON THOMAS TO 118 AVE SOUTH TO EDGEMONT WEST TO YOUR NEW HOME

**Remarks:** ALL CONTRACTS/OFFERS ARE SUBJECT TO BANKS SENIOR MANAGEMENT APPROVAL AND ANY OFFERS OR COUNTER OFFERS BY BANK ARE NOT BINDING UNLESS THE ENTIRE AGREEMENT IS RATIFIED BY ALL PARTIES. There is a \$75.00 buyer paid doc fee paid at closing. Buyer to verify during inspection period if property is on sewer or septic. Cute 3 bedroom 2 bath home w/covered patio. large storage shed on back side of home with door on both ends. Seller will offer \$2,500 repair allowance for an acceptable offer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Desert Front; North/South Exposure <b>Exterior Features:</b> Covered Patio(s); Storage Shed(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Features:</b>	<b>Kitchen Features:</b> Pantry <b>Master Bathroom:</b> 3/4 Bath Master Bdrm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Great Room; Den/Office	<b>Unit Style:</b> All on One Level <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> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy Features:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GARDEN PARK <b>AN:</b> 501-74-025 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-1W-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,348/2007 <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> None <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 81/Quarterly <b>Association Fee Incl:</b> Other (See Remarks)	<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> 139 / 140	<b>List Price:</b> \$ 81,500	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: West USA Realty (wusa05)

11865 W EDGEMONT AVE Avondale, AZ 85392

Client Report (7)

\$84,900



4114995	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,225 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32R2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Garden Park <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> GREENBRIAR AT GARDEN PARK <b>Planned Cmty Name:</b> GREENBRIAR AT GARDEN PARK <b>Model:</b> GREENBRIAR <b>Builder Name:</b> KB Homes <b>Hun Block:</b> 2850 N <b>Map Code/Grid:</b> P28	
<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> Canyon Breeze <b>Jr. High School:</b> Canyon Breeze		<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> Westview	

**Cross Streets:** Avondale Blvd(115th Ave) & Thomas **Directions:** West on Thomas, South on 118th Dr, West on Edgemont Ave

**Remarks:** SUPER LOW PRICE ON THIS WELL MAINTAINED 3 BEDROOM & 2 BATHROOM BANK OWNED HOME!! Great location close to I-10, 99th Ave retail Hub & Grocery Stores. Very Clean Home, Nice Back Yard with Covered Patio, Landscaped with grass & citrus trees. Ceiling fans and Window Coverings T/O. Property is being Sold AS IS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Features:</b> 9+ Flat Ceilings <b>Flooring:</b> Carpet	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshtr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen	<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> Electric Heat <b>Utilities:</b> SRP <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); Multi-Pane Wndws	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GARDEN PARK <b>AN:</b> 501-74-080 <b>Lot Number:</b> 58 <b>Town-Range-Section:</b> 2N-1W-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,404/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; 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> None <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> Garden Park HOA <b>HOA Telephone:</b> 6024374777	<b>HOA Fee/Paid:</b> \$ 134/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 2 / 2	<b>List Price:</b> \$ 84,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Keller Williams Realty Professional Partners (kwpr03)

11824 W VIRGINIA AVE Avondale, AZ 85392

Client Report (8)

\$116,500

	4079453 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 4 / 2 <b>SF:</b> 1,654 / <b>Year Built:</b> 2002 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 42R2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> GARDEN PARK <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 2800 N <b>Map Code/Grid:</b> P29
	<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> Canyon Breeze <b>Jr. High School:</b> Canyon Breeze	<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> Westview

**Cross Streets:** THOMAS & AVONDALE **Directions:** South on Avondale Blvd, West on Roanoke Dr, South on 115th Dr., West on Virginia to property.

**Remarks:** This split, great-room floorplan has vaulted ceilings, fans, window blinds and security system pre-wire. You'll find tile in all wet areas. Access to back yard thru garage service door on side with double utility gate. Don't miss this opportunity!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,601 - 1,800 <b>Parking:</b> 2 Car Garage <b>RV Parking:</b> RV Gate <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b> Vaulted Ceiling(s)	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Microwave <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Wshr/Dry HookUp Only; Inside Laundry <b>Dining Area:</b> Eat-in Kitchen	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> GARDEN PARK <b>AN:</b> 501-74-191 <b>Lot Number:</b> 158 <b>Town-Range-Section:</b> 2N-1W-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,060/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; 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> Agency Discl Req <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> GARDEN PARK HOA <b>HOA Telephone:</b> 602-437-4777	<b>HOA Fee/Paid:</b> \$ 134/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> NoVsble TrkTrlrRvBt; Prof Managed	<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> \$ 116,500	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Magnum Opus Realty LLC (magn01)

2835 N 107TH LN Avondale, AZ 85392

Client Report (9)

\$99,900



4081075	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,493 / <b>Year Built:</b> 2001 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32R2G <b>Lot Size:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> UPLAND PARK <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Scott Homes <b>Hun Block:</b> 4100 N <b>Map Code/Grid:</b> P30	
<b>Ele Sch Dist:</b> 065 - Littleton Elementary District <b>Elementary School:</b> Canyon Breeze <b>Jr. High School:</b> Canyon Breeze		<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> Tolleson	

**Cross Streets:** Thomas Road & 107th Avenue **Directions:** West on Thomas to 108th Drive, South on 108th Drive to Edgemont, East on Edgemont to 107th Lane Left on 107th Lane to property.

**Remarks:** Great 3 bedroom, 2 bathroom home on huge lot with tile in kitchen, hallways, living room, and bathrooms, vaulted ceilings in living room and master bedroom, plenty of maple cabinets in kitchen with breakfast bar and pantry, close to schools, shopping and dining. No SPDS or CLUE, Buyer to waive in offer. Buyer to verify information important to them. Seller to choose title company. Please allow 5 business days for response. SELLER REQUIRES ATTACHED ADDENDUM TO BE INCLUDED WITH ALL OFFERS, ALL ITEMS ON THIS ADDENDUM MUST BE INCLUDED WITH YOUR OFFER! Please call Co-Lister with questions. THANKS!

Kitchen	25	9	Living Room	17	15	Bedroom 3	11	10
			Master Bedroom	15	15			
			Bedroom 2	11	11			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> Desert Front  <b>Features:</b> <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Dishwasher; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar	<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> Electric Heat <b>Utilities:</b> SRP <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>County Code:</b> Maricopa <b>Legal Subdivision:</b> UPLAND PARK <b>AN:</b> 102-29-478 <b>Lot Number:</b> 318 <b>Town-Range-Section:</b> 2N-1E-31 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 2,197/2008 <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> Y <b>HOA Name:</b> Upland Park HOA <b>HOA Telephone:</b> 623-572-7579	<b>HOA Fee/Paid:</b> \$ 32.55/Monthly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 64 / 64	<b>List Price:</b> \$ 99,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Keller Williams Realty Prof. Partners (kwpr02)

10366 W DANA LN Avondale, AZ 85392

Client Report (10)

\$113,900

	4090448 Residential Single Family - Detached Active
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,600 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32FRD2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached
	<b>Subdivision:</b> WESTWIND <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> BEAZER HOMES <b>Hun Block:</b> 10300 W <b>Map Code/Grid:</b> P30
<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> None <b>Jr. High School:</b> None	<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> None

**Cross Streets:** 104TH & INDIAN SCHOOL RD. **Directions:** SOUTH ON 104TH TO DANA EAST TO PROPERTY.

**Remarks:** Lender owned property-Not a short sale-Property is sold in 'AS IS' condition. No SPDS or Clue Report given by seller-Please acknowledge this on page 7 of the contract. No seller warranties expressed or implied. Seller will use sellers title company. Seller will counter w/addendums upon acceptance of offer terms. Water and Electric will be on for buyers inspections if property has gas the buyer may turn on for inspections.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Exterior Features:</b> Covered Patio(s) <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Dishwasher <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Other Rooms:</b> Family Room	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Other (See Remarks) <b>Utilities:</b> SRP; Oth Gas (See Rmrks) <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WESTWIND UNIT 2 <b>AN:</b> 102-27-696 <b>Lot Number:</b> 509 <b>Town-Range-Section:</b> 2N-1E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,671.78/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; 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; Other (See Remarks) <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 48 / 48	<b>List Price:</b> \$ 113,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: West USA Premier Properties (wupp01)

10621 W PICCADILLY RD Avondale, AZ 85392

Client Report (11)

\$87,900



4110446	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,311 / <b>Year Built:</b> 1999 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32FR2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> WESTWIND <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> BEAZER HOMES <b>Hun Block:</b> 10000 W <b>Map Code/Grid:</b> P30	
<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> Copper King <b>Jr. High School:</b> Copper King		<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> Westview	

**Cross Streets:** INDIAN SCHOOL & 107TH AVE **Directions:** NORTH ON 99TH. WEST ON INDIAN SCHOOL RD. SOUTH ON 107TH AVE. NORTH EAST ON WESTWIND PARKWAY. WEST ON PICCADILLY RD TO PROPERTY.

**Remarks:** BEAUTIFUL BANK OWNED HOME ON A 4713 SQ FOOT LOT. 3 BEDROOM 2 BATHROOM, CARPET THROUGHOUT. GREAT FLOORPLAN, SEPERATE LIVING ROOM AND FAMILY ROOM. WONDERFUL LOCATION, CLOSE TO SHOPPING, ARENA, STADIUM AND MUCH MORE!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Exterior Features:</b> Patio <b>Features:</b> Vaulted Ceiling(s) <b>Flooring:</b> Carpet	<b>Kitchen Features:</b> Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst  <b>Laundry:</b> Wshr/Dry HookUp Only; Laundry in Garage <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Family Room	<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> Electric Heat <b>Utilities:</b> SRP <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>County Code:</b> Maricopa <b>Legal Subdivision:</b> WESTWIND UNIT 2 <b>AN:</b> 102-27-480 <b>Lot Number:</b> 293 <b>Town-Range-Section:</b> 2N-1E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,476/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; 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> None <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> LEISURE LIFE MGMT <b>HOA Telephone:</b>	<b>HOA Fee/Paid:</b> \$ 33/Monthly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 9 / 13	<b>List Price:</b> \$ 87,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Realty USA Southwest (usas01)

3544 N 104TH LN Avondale, AZ 85392

Client Report (12)

\$89,900

	4059635 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 1,600 / <b>Year Built:</b> 1998 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 32RX2G <b>Lot Size:</b> 1 - 7,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> WESTWIND, WEST WIND <b>Tax Municipality:</b> Avondale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> BEAZER <b>Hun Block:</b> 3500 N <b>Map Code/Grid:</b> P30
	<b>Ele Sch Dist:</b> 092 - Pendergast Elementary District <b>Elementary School:</b> Pendergast <b>Jr. High School:</b> Pendergast	<b>High School Dist #:</b> 214 - Tolleson Union District <b>High School:</b> West Wind

**Cross Streets:** 107TH AVE AND THOMAS **Directions:** \* THOMAS AND 107TH AVE \* NORTH TO WESTWIND PKWY \* EAST TO 105TH LN \* SOUTH TO EMERALD \* EAST TO SUNFLOWER \* LEFT TO 104TH \*

**Remarks:** Great starter home or rental! Doesn't need a ton of work, maybe a fresh coat of paint and a good carpet cleaning. Not a short sale...so you'll get a quick response (1-2 days). Seller has never occupied property and has no history on the property. Property is AS-IS and SELLER WILL MAKE NO REPAIRS. Purchase this property for as little as 3% down! This property is approved for HomePath Mortgage and HomePath Renovation Mortgage Financing. Please contact listing agent for more information. I can best be reached by email or text for faster response for LB codes and questions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,401 - 1,600 <b>Parking:</b> 2 Car Garage <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace  <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Inside Laundry <b>Dining Area:</b> Eat-in Kitchen	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> WESTWIND UNIT 1 <b>AN:</b> 102-27-347 <b>Lot Number:</b> 167 <b>Town-Range-Section:</b> 2N-1E-29 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,670/2007 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Other (See Remarks) <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> None <b>Possession:</b> Close of Escrow

## Homeowner Association Information

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> <b>HOA Telephone:</b> 6234121678	<b>\$ 30/</b> <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<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> 99 / 100	<b>List Price:</b> \$ 89,900	<b>Special Listing Cond:</b> Lender Owned Prop

Listed by: Platinum USA Real Estate (plnm01)