

2453132 ER **Active** / Residential LP: \$ **495,000** Photos:  **6**

1102 W Culver ST Phoenix 85007-1909

Area/Grid: **206 / P34**

Beds/Baths: **3 / 1**

Listed by: **Gregory Swann (GS124)**

Office: **602-504-1256**

BloodhoundRealty.com(BHND01)

Pool: **Yes**

Home: **602-740-7531**

Hun Block: **1300N**

SF: **1,453 / Assessor**

Mobile: **602-740-7531**

Year Built: **1936**

AN: **111-19-049-**

FE: **31RDX2G**

Email: **gregswann@bloodhoundrealty.com**

Pager: **602-740-7531**

Directions: McDowell and 11th Ave West on McDowell to 11th Ave., south to this unrepeatable Adobe Revival homestead.

A storied home in F.Q. Story... What matters most in an Historic Home? Surely not just the age of the home or the painstaking restoration. Is the most important factor the stories you can share with your guests about your home's place in history? This home has it all. It's eminently liveable, yet its historic beauty was never smothered by random remodeling. Best of all, it has a story that can only get better: It was owned by Terry Goddard--former Mayor of Phoenix and one day, possibly, Governor of the State of Arizona. As his fortunes rise, so will the value of this home. There is so much to see in this home that it has its own web site: <http://www.1102WestCulverSt.com/>

REALTOR® Remarks: This is your opportunity to bring enduring value to the lives of your clients. You will never forget this home. Lister pays for home warranty with all the options.

Additional Showing, Contact and Compensation Information

To Show: **Call Lister, Special Instr/Pets (CLO), Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied**

Owner/Occupant: **Client of Bloodhound Realty 602-791-4558 / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: **602-740-7531**

Office Fax: **602-504-1353**

Compensation: SA: **No / 0** BB: **Yes / 3%**

Variable Commission: **No**

Property Information

Subdivision: **F.Q. Story Addition Plat D Block 27**

Marketing Name: **Unique Incomparable Value**

Builder: **Classic Phoenix**

Lot #: **24**

Lot Size: **1-7,500**

Master BR: **10x12**

BR 2: **11x13**

BR5: **x**

LR: **14x15**

Kitchen: **8x14**

Den/Other: **8x8**

Planned Community Name: **F.Q. Story Historic Dist.**

Model: **Adobe Revival**

Fenced: **Yes**

BR 3: **8x12**

BR 4: **x**

Din Room: **10x14**

Fam Room: **x**

Phys Challengd: **No**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Spanish

Architecture-Other (Remarks)

1401-1600 Sq Ft

Full Bath Master BR

Master Bedroom Split

Other Bedroom Split

1 Fireplace

Fireplace in Living Room

Private Pool

Play Pool

Spa - None

Formal Dining Room

Breakfast Room

Other Dining (See Remarks)

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Washer Included

Dryer Included

Inside Laundry

9 Ft + Flat Ceiling(s)

Wet Bar(s)

Cable TV Available

High Speed Internet Available

Security System - Owned

Great Room

Basement

Patio

Yard Watering System-Front

Yard Watering System-Back

Exterior Features-Other (Remarks)

2 Car Garage

Detached

Side Vehicle Entry

Adobe Construction

Stucco Finish

Built-Up Roof

Foam Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

SW Gas

City Water

Sewer-Public

Sewer-In and Connected

City Services

Block Fencing

Corner Lot

Desert Front

Desert Back

Historic District

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

Home Warranty

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: **Maricopa**

Latitude: **33.462775**

TimeShare Week Available:

Internet: **Y**

Longitude: **-112.08813599999998**

External Mktg:

County Book/Page: **015-45**

Plat:

Photo Code: **Do Not Take Photo**

TwN-Rng-Sct:

Block:

Fenced: **Block Fencing**

Items Updated

Baths/2005/Full

Kitchen/2004/Full

Plumbing/2004/Full

Pool/2005/Full

School Information

Elem School: **Kenilworth**

Jr High School: **Phoenix Prep Academy**

High School: **Central**

Elem School District: **1**

High School District: **210**

Financial Information

Equity: **\$ 495,000**

Taxes/Year: **\$1752 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **No / \$0 /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Total Encumbrances: **\$0**

Total Assum Mo Pymts: **\$0**

Listing and Sales Information

List Date: **1/18/2006**

Expire Date: **4/30/2006**

Back on Mkt:

Entry Date: **1/19/2006**

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: **\$**

Pymt Type:

Closing Cost Split:

Original List Price: **\$ 495,000**

Agent Days on Market: **1**

Pending Date:

Cumulative Days on Market: **0**

Prepared by: **Gregory Swann**

Information deemed reliable but not guaranteed. Buyer to verify all information.

Thu, Jan 19, 2006 00:55 AM