

**1848770 ER Sold / Residential** LP: \$211,800 SP: \$ 207,400 Photos: 6**1134 W. CULVER ST Phoenix 85007-1909**Area/Grid: **206 / P34**Hun Block: **1300N**Year Built: **1937**Beds/Baths: **3 / 1.5**Pool: **No**SF: **1,975 / Assessor**AN: **111-19-041-**Listed by: **Mario T Romero (MR023)**FE: **32FBD2S**Office: **602-943-3003**Home: **602-252-4191**Mobile: **602-943-3003**

Email:

Pager: **602-943-3003****The Melcher Agency(MELC01)**

Directions: 7TH AVE &amp; MCDOWELL RD WEST TO 11TH AVE, SOUTH ON 11TH TO CULVER, WEST TO HOME

AN INCREDIBLE COTSWOLD COTTAGE REVIVAL\*ONE OF VERY FEW IN THE CITY\*HARDWOOD & SCORED CONCRETE FLOORS\*3BDRMS PLUS LIBRARY/DEN/FAMILY RM\*PARTIAL BASEMENT\*MECHANICALLY UPDATED & IMPROVED SINCE 1996\* COVERED CLNG IN LIV RM - BEAMED CLNG IN FORMAL DIN\*ORIGINAL DOORS/HARDWARE\*3 SETS OF FRENCH DOORS OUT TO SIDE PORCH\*4 ORIGINAL DOORS HAVE PATTERNED INLAY\*UPDATED KITCHEN & HALL BATH W/HISTORIC FEEL\*3RD BDRM HAS A PRIVATE DRESSING RM\*HEXAGONAL BREAKFAST RM\*STONE ACCENTS\*VERY UNIQUE HOME

REALTOR® Remarks: ALL FIGS/MEASURES ARE APPROXIMATE - BUYER/S TO VERIFY - SHOW LBVA ANYTIME - THX

**Additional Showing, Contact and Compensation Information**To Show: **Buyer Broker-Use Lockbox, Lockbox-Vacant**Owner/Occupant: **CLIENT OF T.M.A. / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: **602-252-4191**Office Fax: **602-254-9810**Compensation: SA: **No / 0** BB: **Yes / 3.0**Variable Commission: **Yes****Property Information**Subdivision: **STORY PLAT D**Marketing Name: **STORY DISTRICT**Planned Community Name: **FQ STORY HISTORIC DISTRICT**Builder: **CUSTOM**Model: **COTSWOLD COTT**Fenced: **Yes**Lot #: **16**Lot Size: **1-7,500**Master BR: **0**BR 2: **0**BR 3: **0**BR 4: **0**BR5: **0**LR: **0**Din Room: **0**Fam Room: **0**Kitchen: **0**Den/Other: **0**Phys Challengd: **No**Horses: **No****Single Family-Detached****Single Level****Fee Simple****Architecture-Other (Remarks)****1801-2000 Sq Ft****Master Bath-None****No Fireplace****No Private Pool****Spa - None****Formal Dining Room****Breakfast Room****Range/Oven****Refrigerator****Washer/Dryer Hook-up Only****Inside Laundry****Cable TV Available****Library - Built in Bookcase(s)****Arizona Room/Lanai****Patio****Storage Shed(s)****Slab****Brick Construction****Painted Finish****Stucco Finish****Stone Finish****Comp-Shingle Roof****Refrigeration****Evaporative****Both Refrig & Evap****Gas Heat****APS****SW Gas****City Water****Sewer-Public****Slab****Block Fencing****Wood Fencing****Fencing-Other (Remarks)****Historic District****North/South Exposure****Alley****Possess-By Agreement****No Association Fee****HOA Info-None****1st Loan-Conventional****New Fin-Cash****New Fin-Conventional****New Fin-No Carry****Seller Disclosure Available****Agency Disclosure Required**County: **Maricopa**

County Book/Page:

Twn-Rng-Sct:

Latitude: **33.462785** Longitude: **-112.087453** Plat:

Block:

TimeShare Week Available:

Internet: **Y**

External Mktg:

Photo Code: **Take Photo**Fenced: **Block Fencing, Wood Fencing, Fencing-Other (Remarks)****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: **\$47,100**Taxes/Year: **\$766 / 2001**Downpayment: **0**HomeOwnerAssociation: **No / \$0 /**Land Lease: **\$0 /**PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**Total Encumbrances: **\$164700**Total Assum Mo Pymts: **\$0****Listing and Sales Information**List Date: **7/24/2002**Expire Date: **11/18/2002**

Back on Mkt:

Entry Date: **7/25/2002**Off Mkt: **8/27/2002**Contract Date: **8/26/2002**Sales Office/Code: **Yeamans Stewart, LLC / EYSS01**Loan Type: **Conventional**COE Date: **10/4/2002**Sales Agent/Code: **Steve O Stewart/SS122**Loan Yrs: **30**Pts Seller: **0** Buyer: **0**Sales Price: **\$ 207,400**Pymt Type: **Fixed**Closing Cost Split: **B**Original List Price: **\$ 229,800**Agent Days on Market: **34**

Pending Date:

Cumulative Days on Market: **34**Prepared by: **Gregory Swann***Information deemed reliable but not guaranteed. Buyer to verify all information.*

Sat, Mar 11, 2006 11:28 AM