

2491725 ER Active / Residential LP: \$ 675,000 Photos:  6

1134 W Culver ST Phoenix 85007-1909

Area/Grid: 206 / P34

Beds/Baths: 3 / 1.75

Pool: No

Hun Block: 1300N

SF: 1,875 / Agent

Year Built: 1931

AN: 111-19-041-

FE: 32FRD2G

Email: GregSwann@BloodhoundRealty.comListed by: [Gregory Swann](#) (GS124)

Office: 602-504-1256

Home: 602-740-7531

Mobile: 602-740-7531

Pager: 602-740-7531

[BloodhoundRealty.com](#)(BHND01)

Directions: 7th Av and McDowell Rd South on 7th Avenue to Culver St, West to this utterly unrepeatable Cotswold Cottage Revival masterpiece

Own a one-of-a-kind home like the Anne Hathaway Cottage in Stratford-upon-Avon. There simply is no other home like this in the Phoenix area. Built in the Cotswold Cottage Revival style, it harkens back to Shakespeare's England and before. Developer Frank Wallace built this home in 1931 for his own family. Deploying the labor of 27 contractors and over 10,000 man-hours of work, the home has been painstakingly restored to its original glory. HGTV is rebroadcasting its feature on the restoration on March 24th at 7pm on Cox Channel 41. You can visit this home's elaborate web site: <http://www.1134westculverst.com/> But your best bet is to see it in person and make it your own.

REALTOR® Remarks: This is a completely unique home, a career-defining experience. Lister pays for Service One Home Warranty with Guardian coverage.

Additional Showing, Contact and Compensation InformationTo Show: **Call Lister, Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied**Owner/Occupant: **Client of BloodhoundRealty.com 602-252-7701 / 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 InformationSubdivision: **Story Addition Plat D**Marketing Name: **Anne Hathaway House**Builder: **Historic Custom**Planned Community Name: **F.Q. Story Historic Dist**Model: **CotswoldRevival**Fenced: **Yes**Lot #: **16**Lot Size: **1-7,500**Master BR: **0**BR 2: **0**BR 3: **0**BR 4: **x**BR5: **x**LR: **0**Din Room: **0**Fam Room: **x**Kitchen: **0**Den/Other: **0**Phys Challengd: **No**Horses: **No****Single Family-Detached****Single Level****Fee Simple****Architecture-Other (Remarks)**

1801-2000 Sq Ft

Full Bath Master BR

Master Bedroom Split

Other Bedroom Split

Separate BR Exit

Master BR Walk-In Closet

Master BR Sitting Room

1 Fireplace

Fireplace in Living Room

No Private Pool

Spa - None

Formal Dining Room

Breakfast Room

Range/Oven

Dishwasher**Disposal****Refrigerator****Washer Included****Dryer Included****Inside Laundry****9 Ft + Flat Ceiling(s)****Cable TV Available****High Speed Internet Available****Security System - Owned****Library - Built in Bookcase(s)****Den/Office****Basement****Patio****Covered Patio(s)****Gazebo/Ramada****Yard Watering System-Front****Yard Watering System-Back****Exterior Features-Other (Remarks)****2 Car Garage****Rear Vehicle Entry****Attached Garage Cabinets****Brick Construction****Painted Finish****Stucco Finish****Stone Finish****Shake Roof****Roof-Other (Remarks)****Refrigeration****Gas Heat****Ceiling Fan(s)****APS****SW Gas****City Water****Sewer-Public****City Services****Block Fencing****Fencing-Other (Remarks)****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: **33.462772**Longitude: **-112.0884569999997**

TimeShare Week Available:

Internet: **Y**

External Mktg:

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

Plat:

Twn-Rng-Sct:

Block: **27**Photo Code: **Do Not Take Photo**Fenced: **Block Fencing, Fencing-Other (Remarks)****Items Updated**

Baths/2005/Full

Flooring/2005/Full

Heat/Cool/2005/Full

Kitchen/2005/Full

Plumbing/2005/Full

Roof/2005/Full

Wiring/2005/Full

School InformationElem School: **Kenilworth**Jr High School: **Phoenix Prep Academy**High School: **Central**Elem School District: **1**High School District: **210****Financial Information**Equity: **\$ 675,000**Taxes/Year: **\$1098 / 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: **3/10/2006**Entry Date: **3/16/2006**

Sales Office/Code:

Sales Agent/Code:

Sales Price: **\$**Original List Price: **\$ 675,000**Expire Date: **6/9/2006**

Off Mkt:

Loan Type:

Loan Yrs:

Pymt Type:

Agent Days on Market: **6**Cumulative Days on Market: **0**

Back on Mkt:

Contract Date:

COE Date:

Pts Seller: **Buyer:**

Closing Cost Split:

Pending Date:

Prepared by: [Gregory Swann](#)

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

Thu, Mar 16, 2006 00:26 AM