


2821498 ER **Active** / Residential LP: \$ 370,000

225 S 122ND AVE Avondale 85323-8054

Lot #: 22

Area/Grid: 320 / Q29

Beds/Baths: 3 / 2

AN: **500-29-241-**

FE: 32RPO3GS

Photos: **6**Listed by: **Virginia R Jimenez** (VJ017)

Office: 623-215-2703

Home: 623-882-1031

DMI Associates Inc (DANA01)Open House: **No**Hun Block: **225S**SF: **2,000** / AssessorLot Size: **1-7,500**Year Built: **2001**Pool: **Yes - Private**Email: **vjimenez3@cox.net**Mobile: **602-722-6145**

Pager:

Directions: AVONDALE BLVD AND VAN BUREN SOUTH OF VAN BUREN ON AVONDALE BLVD (115 AVE) TO COLDWATER SPRINGS BLVD. WEST TO 122 AVE. NORTH TO HOUSE.

Wonderful views of the prestigious Coldwater Springs Golf Course. The sparkling pool offers in floor cleaning, auto water leveler and a 2 'wok pot' water feature. The garage has an overheight door and ceiling with finished floors, service door and built-in storage cabinets. The 'office' has built in oak cabinets with quality tongue and groove draws. Over height maple cabinets, imported 17' ceramic tile and faux finish paint give the kitchen a designer look. Custom paint and window treatments. Dog run, flagstone open air patio, concrete walk ways, 2 slabs, 1 for trash cans and 1 for additional parking, security type screened front door. The list goes on.

REALTOR® Remarks: Title work has been started at Security Title, use the Metro center office (602)944-9399. To show: AM to 3:00 PM call for appointment, after 3:00 PM and weekends, knock/lockbox.

Additional Showing, Contact and Compensation Information

To Show: **Call Occupant (OCC)**Owner/Occupant: **SHARON 623-377-5518 / Owner**

Co-List Agent:

Email:

Other Office Phone: **623-215-2703**Compensation: SA: **No / 0** BB: **Yes / 3.5%**

Home:

Mobile:

Pager:

Office Fax: **623-882-1085**Variable Commission: **No**

Property Information

Subdivision: **COLDWATER SPRINGS**Township - Range - Section: **1N - 1W - 12**Builder: **FULTON HOMES**Master BR: **13X18**BR 2: **11X11**BR5: **0X0**LR: **0X0**Kitchen: **10X12**Den/Other: **14X10**Marketing Name: **SUNRISE**

Plat:

Model: **PERSIMMON**BR 3: **11X11**Din Room: **14X12**Planned Community Name: **COLDWATER SPRINGS**

Block:

Fenced: **Yes**BR 4: **0X0**Fam Room: **15X19**Horses: **No****Single Family-Detached****Single Level****Fee Simple****Contemporary****1801-2000 Sq Ft****Full Bath Master BR****Separate Shower & Tub****Double Sinks****Master Bedroom Split****Master BR Walk-In Closet****No Fireplace****Private Pool****Play Pool****Spa - None****Breakfast Room****Range/Oven****Dishwasher****Disposal****Microwave****Refrigerator****Pantry****Kitchen Island****Washer/Dryer Hook-up Only****Inside Laundry****Vaulted Ceiling(s)****9 Ft + Flat Ceiling(s)****3+ Existing Telephone Lines****Pre-Wire for Surround Sound****Pre-Wire for Satellite Dish****Cable TV Available****High Speed Internet Available****Great Room****Library - Built in Bookcase(s)****Den/Office****Patio****Covered Patio(s)****Yard Watering System-Front****Yard Watering System-Back****3 Car Garage****Tandem Garage****Over Height Garage****Slab****Electric Door Opener(s)****Attached Garage Cabinets****Frame/Wood Construction****Painted Finish****Stucco Finish****All Tile Roof****Refrigeration****Gas Heat****Ceiling Fan(s)****Multi-Pane Windows****SRP****City Water****Sewer-Public****City Services****View/Wrought Iron Fencing****Block Fencing****Golf Course Lot****Desert Front****Desert Back****Possess-Close of Escrow****HOA Incl-Common Area Maint****HOA-Pets Ok (See Remarks)****HOA-No Visible Trucks, Trailers, RV, Boats****HOA-FHA Approved Project****HOA-VA Approved Project****HOA-Professionally Managed****1st Loan-Treat as Free & Clear****New Fin-Cash****New Fin-Conventional****Seller Disclosure Available****Agency Disclosure Required**

School Information

Elem School: **Collier**Jr High School: **Underdown**High School: **La Joya**Elem School District: **65**High School District: **214**

Financial Information

Equity: **\$ 370,000**Taxes/Year: **\$ 1449 / 2006**Downpayment: **0**HomeOwnerAssociation: **Yes / \$30 / Monthly**Land Lease: **\$0 /**PAD Fee: **\$0 /**

PLANNED DEVELOPMENT

HOA Telephone Number: 623-877-1396

Rec Center: //

Listing and Sales Information

Off Mkt:

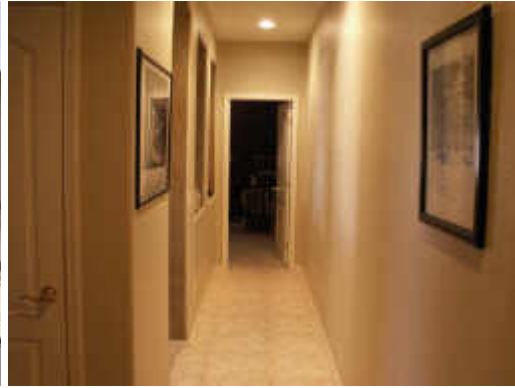
Back on Mkt:

Agent Days on Market: **254**

Pending Date:

Cumulative Days on Market: **253**

MLS#: 2821498



Prepared by: [Cathleen Collins GRI](#)

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

Fri, Apr 18, 2008 10:10 AM



Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','AWC') AND LISTSTATUS != 'INCOM' OR (LISTSTATUS='CLOSD' AND (CLOSEDDATE>=CONVERT (DATETIME,'09/01/2007')) AND (OFFM ARKETDATE>=CONVERT(DATETIME,'09/01/2007')))) OR (LISTSTATUS IN('PEND') AND (OFFM ARKETDATE>=CONVERT (DATETIME,'09/01/2007')))) AND (SUBDIVISION LIKE '%COLD%WATER%') AND (ZIPCODE LIKE '85323%') AND (SQFTTOTAL>=1750 AND SQFTTOTAL<=2000) AND PROPSUBTYPE IN ('A') AND OWNERSHIP IN ('A') AND (PROPDISC LIKE '%D%') AND (BUILDER LIKE '%FULTON%')

Property Type: Residential Status: Active										
Subject Property										
#	ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	ADOM	CDOM
1	2974854	act	12214 W Madison ST Avondale	2001	32RXPO3G	1868	\$275,000	\$147	0	0
2	2821498	act	225 S 122ND AVE Avondale	2001	32RPO3GS	2000	\$370,000	\$185	254	253
Average						1,934	\$322,500		254	253
Number of Properties: 2										
(Average ListPrice / Average SqFt) : (322500 / 1934) = \$ 166.75										

Prepared by

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Information is believed to be accurate but is not guaranteed.