


2974854 ER Active / Residential LP: \$ 250,000 Photos:  6 Virtual Tours: 1

12214 W Madison ST Avondale 85323-8064

Lot #: 12

Area/Grid: 320 / Q29

Hun Block: 300S

Year Built: 2001

Beds/Baths: 3 / 2

Pool: Yes - Private

SF: 1,868 / Agent

AN: 538-15-13-

Listed by: Cathleen Collins GRI (cc341)

Lot Size: 1-7,500

FE: 32RXPO3G

Office: 602-504-1256

Home: 602-369-9275

Mobile: 602-369-9275

Email: cathleen@bloodhoundrealty.com

Pager:

BloodhoundRealty.com (BHND01)

Directions: I-10 & Avondale Blvd (115th Ave) South on Avondale Blvd to Van Buren West to Fairway Dr South to Madison East to 12th house on left

A golf resort all your own... Too much of Arizona gets lost in the crush of events. Work, school, errands, rush, rush, Where are the mountains? Where is the desert? Where are those boundless horizons, those awe-inspiring desert sunsets? Good grief, where's the pool? We came here to find paradise, but it got lost in the shuffle... Until now. Here, at last, is paradise found, an oasis of spacious luxury, a vast redoubt against the chaos of modern life. From the lush fairway view to the pool to the immense Master Suite to the perfectly-appointed kitchen, this home is Arizona redeemed. A totally turn-key, kid-glove clean home priced to sell fast. Make it yours today...

REALTOR® Remarks: Lister pays for ServiceOne Home Warranty with Guardian coverage. Livable SqFt determined by FloorPlansFirst. Let your buyer know: more info at www.12214WestMadisonSt.com.

Additional Showing, Contact and Compensation Information

To Show: Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied

Owner/Occupant: Ryan 623-556-6729 / Owner

Co-List Agent: Gregory Swann ABR CRS GRI (GS124)

Home: 602-740-7531

Mobile: 602-740-7531

Email: gregswann@bloodhoundrealty.com

Pager:

Other Office Phone:

Office Fax: 602-504-1353

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

Variable Commission: No

Property Information

Subdivision: Coldwater Springs

Marketing Name: Your own golf resort

Builder: Fulton Homes

Master BR: x

BR 2: x

BR5: x

LR: x

Kitchen: x

Den/Other: x

Planned Community Name: Coldwater Springs

Model: Amber

Fenced: Yes

BR 3: x

BR 4: x

Din Room: x

Fam Room: x

Horses: No

Single Family-Detached

Dishwasher

3 Car Garage

Mountain View(s)

Single Level

Disposal

RV Gate

North/South Exposure

Fee Simple

Microwave

Frame/Wood Construction

Possess-Close of Escrow

Santa Barbara/Tuscan

Pantry

Stucco Finish

HOA Incl-Common Area Maint

1801-2000 Sq Ft

Kitchen Island

All Tile Roof

HOA-Pets Ok (See Remarks)

Full Bath Master BR

Washer Included

Refrigeration

HOA-Club Optional Membership

Separate Shower & Tub

Dryer Included

Gas Heat

HOA-FHA Approved Project

Double Sinks

Inside Laundry

Ceiling Fan(s)

HOA-VA Approved Project

Master Bedroom Split

Vaulted Ceiling(s)

Multi-Pane Windows

HOA-Professionally Managed

Master BR Walk-In Closet

9 Ft + Flat Ceiling(s)

SRP

1st Loan-Treat as Free & Clear

1 Fireplace

No Interior Steps

SW Gas

Home Warranty

Fireplace in Family Room

Cable TV Available

City Water

New Fin-Cash

Gas Fireplace

High Speed Internet Available

Sewer-Public

New Fin-VA

Private Pool

Security System - Owned

City Services

New Fin-FHA

Fenced Pool

Great Room

View/Wrought Iron Fencing

New Fin-Conventional

Play Pool

Den/Office

Block Fencing

Seller Disclosure Available

Spa - None

Patio

Golf Course Lot

Dining in Living/Great Room

Covered Patio(s)

Golf Course Subdivision

Breakfast Bar

Yard Watering System-Front

Desert Front

Range/Oven

Yard Watering System-Back

Desert Back

County: Maricopa

Latitude: 33.4439642072318

Longitude: -112.32112338174637

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page:

Twn-Rng-Sct:

Plat:

Block:

Photo Code:

Fenced: View/Wrought Iron Fencing, Block Fencing

Items Updated

Flooring/2008/Partial

School Information

Elem School: Collier

Jr High School: Collier

High School: La Joya

Elem School District: 65

High School District: 214

Financial Information

Equity: \$ 275,000

Taxes/Year: \$ 1739 / 2007

Downpayment: 0

HomeOwnerAssociation: Yes / \$25 / Monthly

Land Lease: \$0 /

PAD Fee: \$0 /

Coldwater Springs

HOA Telephone Number: 623-298-3300

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 4/18/2008

Expire Date: 7/11/2008

Back on Mkt:

Entry Date: 4/18/2008

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: \$ 250,000

Agent Days on Market: 0

Pending Date:

Cumulative Days on Market: 0

Prepared by : Cathleen Collins GRI

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

Fri, Apr 18, 2008 09:56 AM