

**1322 E GEORGIA AVE Phoenix****85014-**

Lot #: 88

2858985 ER Active / Residential LP: \$ 450,000Area/Grid: **206 / N34**Hun Block: **5300N**Beds/Baths: **3 / 2**SF: **2,342 / Assessor**Year Built: **1956**Photos: **6**FE: **32FRX01C**Pool: **No****Realty Experts Inc.**

Directions: 12th St & MISSOURI (S OF BETHANY HOME) (S) ON 12TH ST TO GEORGIA, (E) ON GEORGIA TO PROPERTY ON NORTH SIDE OF STREET

SPECTACULAR HOME IN CENTRAL PHX**HOME HAS BEEN REMODELED & HAS AN ENTERTAINERS KITCHEN W/ GRANITE COUNTERTOPS, CHERRY CABINETS, STAINLESS STEEL APPLIANCES, GAS STOVE, HUGE KITCHEN ISLAND, PERGO FLOORS T/O & NEW CARPET IN BDRMS**SPACIOUS GREAT RM W/ GAS FIREPLACE OFF OF KITCHEN**BATHROOMS HAVE BEEN REMODELED W/ NEW VANITIES**HOME HAS NEW WINDOWS,NEW CARPETING, NEW FRONT DOOR & FRENCH DOOR OFF FAMILY ROOM**HOME HAS 3 BDRMS W/ LRG BONUS ROOM THAT COULD BE 4TH BDRM**THIS HM IS SPACIOUS & HAS LOTS OF ROOM, THERE IS A SITTING AREA JUST OFF OF THE KITCHEN ALONG W/ SEPARATE DEN/OFFICE AREA AS WELL**ENJOY THE GRASSY FRONT & BACKYARDS W/ MATURE TREES**2 STORAGE SHEDS W/ ELECTRICITY

Property InformationSubdivision: **SHERWOOD VILLAGE**

Township - Range - Section: - -

Builder: **UNKNOWN**Master BR: **0**BR 2: **0**BR5: **0**LR: **0**Kitchen: **0**Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**Din Room: **0**

Planned Community Name:

Block:

Fenced: **Yes**BR 4: **0**Fam Room: **0**Horses: **No**

Single Family-Detached
Single Level

Fee Simple
2251-2500 Sq Ft

3/4 Bath Master BR**1 Fireplace****Fireplace in Family Room****Gas Fireplace****No Private Pool****Spa - None****Eat-in Kitchen****Range/Oven****Dishwasher****Disposal****Pantry**

Kitchen Island
Washer/Dryer Hook-up Only

Inside Laundry**Vaulted Ceiling(s)****9 Ft + Flat Ceiling(s)****Water Softener (Owned)****Drinking Water Filtering System****Cable TV Available****High Speed Internet Available****Family Room****Den/Office****Bonus/Game Room****Patio****Covered Patio(s)****Storage Shed(s)**

1 Car Carport
Separate Storage Area(s)

RV Gate**Block Construction****Painted Finish****Stucco Finish****Comp-Shingle Roof****Refrigeration****Gas Heat****Ceiling Fan(s)****APS****SW Gas****City Water****Sewer-Public****Block Fencing**

North/South Exposure
Possess-By Agreement

No Association Fee**HOA Info-None****1st Loan-Conventional****New Fin-Cash****New Fin-FHA****Seller Disclosure Available****School Information**Elem School: **Madison Rose Lane**Jr High School: **Madison**High School: **Camelback**Elem School District: **38**High School District: **210****Financial Information**Equity: **\$ 450,000**Taxes/Year: **\$2169 / 2007**Downpayment: **0**HomeOwnerAssociation: **No / \$ /**Land Lease: **\$0 /**PAD Fee: **\$0 /**Rec Center: **//**

Prepared by: Cathleen Collins GRI

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

Fri, Mar 21, 2008 11:34 PM



1338 E Oregon AVE Phoenix
85014-3035

Lot #: **64**

2856402 ER Sold / Residential LP: \$ 399,000 SP: \$ 387,000

Area/Grid: **206 / N34**

Hun Block: **5500N**

Beds/Baths: **3 / 2**

SF: **1,940 / Assessor**

Year Built: **1953**

Lot Size: **10,001-12,500**

FE: **32FRX1G**

Photos: **6**

Pool: **No**

Dan Schwartz Realty, Inc

Directions: 16th ST & Missouri Ave West on Missouri Ave to 14th ST. South (left) on 14th ST to Oregon Ave. West (right) on Oregon to Property on North side

Holiday Season Special Price. 3 Bed 2 Bath, 1940sf, Open floor plan. Upgrades and updates plus; new roof, carpet, AC & heating '07. Sound system in & outdoors. Master bedroom has walk-in closet, double sinks, custom glass block shower & a separate Jacuzzi tub. Entertainer's kitchen, beautiful granite counter-tops and solid cabinets, huge backyard, Tiled covered patio and built-in BBQ w/ out-door refridgerator. Big and cozy family room, complete with brick real wood buring fireplace. 1/4 Acre Lot. PRIME location; Freeways SR-51, Biltmore, Camelback, Squaw Peak, Shopping, Restaurants & more.

Property Information

Subdivision: **Sherwood Village**

Township - Range - Section: - -

Builder: **Unk**

Master BR: **16x12**

BR5: **0x0**

Kitchen: **15x13**

BR 2: **10x11**

LR: **26x15**

Den/Other: **0x0**

Marketing Name:

Plat:

Model:

BR 3: **11x11**

Din Room: **0x0**

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0x0**

Fam Room: **16x24**

Horses: **No**

Single Family-Detached
Single Level

Fee Simple

Ranch

1801-2000 Sq Ft

Separate Shower & Tub

Other Bedroom Split

Master BR Walk-In Closet

1 Fireplace

No Private Pool

Spa - None

Dining in Family Room

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Kitchen Island

Washer/Dryer Hook-up Only

Inside Laundry

3+ Existing Telephone Lines

Pre-Wire for Surround Sound

Cable TV Available

High Speed Internet Available

Family Room

1 Car Garage

2+ Car Carport

Electric Door Opener(s)

RV Parking

RV Gate

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

City Water

Sewer-Public

City Services

Block Fencing

North/South Exposure

Alley

Possess-Close of Escrow

All on One Level

No Association Fee

HOA Info-None

1st Loan-Conventional

1st Loan-Non Assumable

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Items Updated

Baths/2001/Full

Flooring/2007/Partial

Heat/Cool/2005/Full

Kitchen/2001/Full

Plumbing/2004/Partial

Roof/2007/Full

Room/1998/Partial

Wiring/2006/Partial

School Information

Elem School: **Madison**

Jr High School: **Madison**

High School: **North**

Elem School District: **38**

High School District: **210**

Financial Information

Equity: **\$ 399,000**

Taxes/Year: **\$ 1639 / 2006**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Rec Center: //

Prepared by: Cathleen Collins GRI

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1431 E Missouri AVE Phoenix
85014-2406
Lot #: **114****2819694 ER Sold / Residential LP: \$ 449,900 SP: \$ 399,000**Area/Grid: **206 / n34**Hun Block: **5500N**Beds/Baths: **3 / 2.25**SF: **2,319 / Assessor**Year Built: **1954**Lot Size: **18,001-24,000**FE: **32.25FRXPO2G**Photos: **3**Pool: **Yes - Private****Investors Trustee Service Inc**

Directions: 16th Street and Missouri 16th Street West on Missouri to property

Let's Make a DEAL! Great house for your family. Seller says MAKE ALL OFFERS! 3 bedroom (possible 4th bedroom) home on a 18,000 sq ft lot! 1 block to Madison School. Large family room, Large Den, Pebble Tec play pool, and workshop. RV parking with room for many cars. Fruit trees, roses and a back patio covering the length of the house, stone counter tops in the kitchen and two fire places. Seller says square footage larger than county records. MAKE ALL OFFERS-Motivated seller. **Possible concessions for repairs**. Submit Offers with LSR. Seller may carry. Creative Financing available with strong down payment.

Property InformationSubdivision: **Sherwood**

Township - Range - Section: - -

Builder: **unknown**Master BR: **13x14**BR5: **0**Kitchen: **11x16**BR 2: **11x13**LR: **14x25**Den/Other: **10x12**

Marketing Name:

Plat:

Model:

BR 3: **11x11**Din Room: **11x9**

Planned Community Name:

Block:

Fenced: **Yes**BR 4: **0**Fam Room: **21x75**Horses: **No****Single Family-Detached****Single Level****Fee Simple****Ranch****2251-2500 Sq Ft****3/4 Bath Master BR****2 Fireplaces****Private Pool****Play Pool****Spa - None****Breakfast Room****Range/Oven****Dishwasher****Disposal****Microwave****Refrigerator****Washer/Dryer Hook-up Only****Cable TV Available****Family Room****Den/Office****Separate Workshop****Covered Patio(s)****Storage Shed(s)****2 Car Garage****Over Height Garage****Detached****RV Parking****Block Construction****Painted Finish****Comp-Shingle Roof****Refrigeration****Gas Heat****APS****SRP****SW Gas****City Electric****City Water****Water-Irrigation****Sewer-Public****City Services****Wood Fencing****Alley****Possess-Close of Escrow****No Association Fee****HOA Info-None****1st Loan-Treat as Free & Clear****Home Warranty****New Fin-Conventional****Seller Disclosure Available****Agency Disclosure Required****Items Updated**

Baths/2004/Partial

Heat/Cool/2007/Partial

Kitchen/2004/Full

Plumbing/2004/Partial

Pool/2003/Full

Roof/2004/Full

Wiring/2004/Full

School InformationElem School: **Madison**Jr High School: **Madison**High School: **Central**Elem School District: **38**High School District: **210****Financial Information**Equity: **\$ 449,900**Taxes/Year: **\$ 2318 / 2006**Downpayment: **0**HomeOwnerAssociation: **No / \$ /**Land Lease: **\$0 /**PAD Fee: **\$0 /**Rec Center: **//**

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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 '%SHERWOOD%') AND (ZIPCODE LIKE '85014%') AND (SQFTTOTAL>=1900 AND SQFTTOTAL<=2350)

Subject Property Address: 1322 E Vermont Ave

No Pool

Property Type: Residential Status: Active										
Subject Property		1322 E Vermont Ave		1954	32FBDXPO1GS	2130	\$400,000			
#	ML#	Status	Address	Built	Fe Code	SqFt	List Price	LP/ SF	ADOM	CDOM
1	2858985	act	1322 E GEORGIA AVE Phoenix	1956	32FRXO1C	2342	\$450,000	\$192	167	167
Average						2,342	\$450,000		167	167
Number of Properties: 1										
(Average ListPrice / Average SqFt) : (450000 / 2342) = \$ 192.14										

Property Type: Residential Status: Sold												No Pool
Subject Property			1322 E Vermont Ave	1954	32FBDXPO1GS	2130	\$400,000					
#	ML#	COE Date	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF	ADOM	CDOM
1	2856402	2/06/2008	1338 E Oregon AVE Phoenix	1953	32FRX1G	1940	\$399,000	\$206	\$387,000	\$199	173	171
2	2819694	2/11/2008	1431 E Missouri AVE Phoenix	1954	32.25FRXPO2G	2319	\$449,900	\$194	\$399,000	\$172	170	144
Average						2,129	\$424,450		\$393,000		172	158
Number of Properties: 2												
(Average SalePrice / Average SqFt) : (393000 / 2129) = \$ 184.59												

Listing offered
"consessions
for repairs"

Prepared by

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Information is believed to be accurate but is not guaranteed.