

2961261 ER Active / Residential LP: \$ 400,000 Photos:  6 Virtual Tours: 1 Other: 1

1322 E Vermont AVE Phoenix 85014-3042

Lot #: 102 Area/Grid: 206 / N34

Beds/Baths: 3 / 1.75 Pool: Yes - Private

Listed by: Cathleen Collins GRI (CC341)

Office: 602-504-1256 Home: 602-369-9275

BloodhoundRealty.com (BHND01)

Directions: Missouri &amp; 14th St One block south of Missouri, between 14th and 13th Streets on North side of Vermont.

Welcome home. Mid-way between Phoenix the dusty railroad town and Phoenix the vast paved suburb there was a lush oasis in the midst of the desert. Mid-century homes in the middle of town, with cool, quiet tree-lined streets and shady front porches where neighbors could get together over iced-tea. A Phoenix where children attended excellent schools and played together in the street in the late afternoon sun. Where homes as open and inviting as the horizons seemed to find their perfect completion in poolside cook-outs. Welcome back to that Phoenix. A big ranch home on a big irrigated lot, perfect for entertaining. A stately hearth, a refreshing pool. A simpler, better life.

REALTOR® Remarks: Lister pays for ServiceOne Home Warranty with Guardian coverage and pre-list inspection. Livable SqFt determined by FloorPlansFirst. More info at www.1322EastVermontAve.com.

**Additional Showing, Contact and Compensation Information**

To Show: Lockbox-Vacant

Owner/Occupant: Client of BloodhoundRealty.com / Vacant

Co-List Agent:

Home: 602-504-1256

Email:

Other Office Phone: 602-504-1256

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

Mobile: 602-740-7531

Pager:

Office Fax: 602-504-1353

Variable Commission: No

**Property Information**

Subdivision: Sherwood Village

Marketing Name: Madison Schools

Builder: Expanded Hallcraft

Master BR: 11x13

BR 2: 11x13

BR5: 0x0

LR: 13x22

Kitchen: 14x19

Den/Other: 10x13

Planned Community Name: Madison United

Model: Mid-Century

Fenced: Yes

BR 3: 10x11

BR 4: 0x0

Din Room: 10x9

Fam Room: 19x21

Horses: No

Single Family-Detached

Single Level

Fee Simple

Ranch

2001-2250 Sq Ft

3/4 Bath Master BR

1 Fireplace

Fireplace in Living Room

Private Pool

Diving Pool

Spa - None

Formal Dining Room

Eat-in Kitchen

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Pantry

Kitchen Island

Washer Included

Dryer Included

Inside Laundry

9 Ft + Flat Ceiling(s)

No Interior Steps

Cable TV Available

High Speed Internet Available

Security System - Owned

Family Room

Great Room

Library - Built in Bookcase(s)

Den/Office

Bonus/Game Room

Separate Workshop

Patio

Storage Shed(s)

Children's Play Area

Exterior Features-Other (Remarks)

1 Car Garage

Slab

Electric Door Opener(s)

Separate Storage Area(s)

Block Construction

Painted Finish

Comp-Shingle Roof

Both Refrig &amp; Evap

Gas Heat

Ceiling Fan(s)

Multi-Pane Windows

Multi-Zones

APS

SW Gas

City Water

Water-Irrigation

Sewer-Public

Sewer-In and Connected

City Services

Block Fencing

Wood Fencing

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free &amp; Clear

Home Warranty

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.515564823539925

Longitude: -112.05299500000001

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page: 005-33

Plat:

Twn-Rng-Sct:

Block:

Photo Code:

Fenced: Block Fencing, Wood Fencing

**School Information**

Elem School: Madison Rose Lane

Jr High School: Madison

High School: North

Elem School District: 38

High School District: 210

**Financial Information**

Equity: \$ 400,000

Taxes/Year: \$2027 / 2007

Downpayment: 0

HomeOwnerAssociation: No / \$ /

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: 3/28/2008

Expire Date: 7/31/2008

Back on Mkt:

Entry Date: 3/28/2008

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: \$ 400,000

Agent Days on Market: 0

Pending Date:

Cumulative Days on Market: 155

Prepared by: Cathleen Collins GRI

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

Fri, Mar 28, 2008 10:41 AM