	3018650	Residential	Single Family - Detached	Active
	<b>Beds/Baths:</b> 4 / 2.75 <b>SF:</b> 2,724 / County Assessor <b>Year Built:</b> 1914 <b>Pool - Private:</b> Pool - Private; Play Pool <b>Spa:</b> None <b>EF:</b> 42.75FRDXPOS <b>Lot Size:</b> 7,501 - 10,000 <b>Level:</b> Two Levels <b>Dwelling Type:</b> Single Family - Detached			<b>Subdivision:</b> Chelsea Place <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> Roosevelt Historic <b>Planned Cmty Name:</b> Roosevelt Historic Dist <b>Model:</b> Bungalow <b>Builder Name:</b> Prestige Const. <b>Hun Block:</b> 1200 N <b>Map Code/Grid:</b> P34
	<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> KENILWORTH <b>Jr. High School:</b> Phoenix Prep			<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> UNION

**Cross Streets:** 7th Avenue and McDowell Rd **Directions:** East on McDowell to Fifth Avenue- south 2 blks to Willetta- East to property in the Roosevelt Historic District

**Remarks:** The owners restored/renovated this home over nearly a year's time and are relocating out of state for business! The quality of craftsmanship by Prestige Construction is amazing...all new mechanicals, restored and new wood floors t/o, custom tiled baths, gorgeous master suite w/ walk-in closet, huge bath w/soaking tub and sep shower and private balcony overlooking Downtown, a new kitchen including cabinets, pantry, new appliances, family rm comes with flat screen tv already in place and wiring t/o house and back patio, great sized yard w/a pool. Must see to appreciate

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,501 - 2,750 <b>Parking:</b> Slab <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Living Rm <b>Property Description:</b> Historic District; City Light View(s); Mountain View(s); North/South Exposure; Alley <b>Features:</b> Vaulted Ceiling(s); 9+ Flat Ceilings; Drink Wtr Filter Sys	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub <b>Additional Bedroom:</b> Master Bdrm Upstairs; Other Bdrm Dwnstrs; Mstr Bdr Walkin Clst <b>Laundry:</b> Washer Included; Dryer Included; Inside Laundry <b>Dining Area:</b> Formal; Breakfast Room <b>Other Rooms:</b> Family Room; Basement <b>Items Updated:</b> Floor Yr Updated: 2007; Floor Partial/Full: Full; Wiring Yr Updated: 2007; Wiring Partial/Full: Full; Plmbg Yr Updated: 2007; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2007; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2006; Roof Partial/Full: Full; Kitchen Yr Updated: 2007; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2007; Bath(s) Partial/Full: Full; Rm Adnt Yr Updated: 2007; Rm Adtn Partial/Full: Full	<b>Architecture:</b> Other (See Remarks) <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Brick <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval <b>Energy Features:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 111-33-111 <b>Lot Number:</b> 73 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,347/2006 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Spr Fnd/WQARF/DOD; Agency Discl Req <b>Possession:</b> By Agreement

#### Homeowner Association Information

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	<b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 526 / 529 <b>List Date:</b> 06/29/2008 <b>Status Change Date:</b> 06/29/2008	<b>Original List Price:</b> \$ 697,000 <b>List Price:</b> \$ 697,000	<b>SA:</b> N/O <b>BB:</b> Y/3% <b>Var:</b> N <b>Type:</b> ER <b>Special Listing Cond:</b>

**REALTOR Remarks:** Make sure to turn key to the left to open the door. \*\*REDUCED \$250K+!! from first listing!!

<b>Showing Instructions:</b> ByrBrkr-Use Lkbox; Lkbox - Vacant; Vacant <b>Occupant:</b> Vacant	<b>Owner/Occupant Name:</b> Vacant on Lockbox
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Name	Office	Agent Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Sherry L Rampy (ss087)	Realty Executives (reax16)	602-255-0656	602-861-3300	sherryrampy@cox.net	602-571-5032 602-255-0656	602-861-3301



2966713	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 1.75 <b>SF:</b> 1,822 / County Assessor <b>Year Built:</b> 1910 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>EF:</b> 31.75RDXQO1CS <b>Lot Size:</b> 10,001 - 12,500 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached		<b>Subdivision:</b> Kenilworth Blks 1-6 <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> ROOSEVELT HISTORIC DIST <b>Planned Cmty Name:</b> ROOSEVELT HISTORIC DIST <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 1400 N <b>Map Code/Grid:</b> P34	
<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> KENILWORTH <b>Jr. High School:</b> Phoenix Prep		<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central	

**Cross Streets:** 5th & McDowell **Directions:** From McDowell, S on 5th Ave., E on Lynwood, property on S side. BEAUTIFUL STREET OF HISTORIC HOMES, MANY BEING RESTORED.

**Remarks:** Roosevelt HISTORIC DISTRICT. Same owner for 40 years. ORIGINAL Hardwood floors under carpet. Mature landscaping. Built in china cabinets. This house has quite a personality. There are nooks & storage areas/closets everywhere you look. Wood blinds on all of the windows. Tile in the kitchen & MBA. Upstairs loft is 120sf w/ a 16sf BA. The basement is 15x22 - 2 rooms. This house has been on the Historic Home Tour.

Kitchen	17	12	Living Room	18	14	Bedroom 3	13	12
Dining Room	15	13	Master Bedroom	18	11			
			Bedroom 2	11	12			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,801 - 2,000 <b>Parking:</b> 1 Car Carport; Detached; Slab <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Exterior Features:</b> Patio; Covered Patio(s); Storage Shed(s) <b>Features:</b> No Interior Steps	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Refrigerator; Pantry <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm  <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Breakfast Bar <b>Other Rooms:</b> Basement; Guest Qtrs-Sep Entrn; Separate Workshop	<b>Const - Finish:</b> Painted <b>Construction:</b> Brick <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Energy Features:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 111-31-086 <b>Lot Number:</b> 15 <b>Town-Range-Section:</b> 1N-3E-5 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,457/2006 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

#### Homeowner Association Information

<b>Homeowners Assoc:</b> N <b>HOA Name:</b> <b>HOA Telephone:</b>	/ <b>Association Fee Incl:</b> No Fees	<b>Assoc Rules/Info:</b> None	<b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 187 / 187 <b>List Date:</b> 04/05/2008 <b>Status Change Date:</b> 04/05/2008	<b>Original List Price:</b> \$ 725,000 <b>List Price:</b> \$ 650,000	<b>SA:</b> N/O <b>BB:</b> Y/3% <b>Var:</b> N <b>Type:</b> ER <b>Special Listing Cond:</b>

**REALTOR Remarks:** Easy to Show. Lockbox on window bar on L side of front entry. Keys (@ R of stove) inside for Loft, Basement & Exterior Storage Areas. Please present all offers. Make It A Great Day! :)


<b>Showing Instructions:</b> Lkbox - Vacant <b>Occupant:</b> Vacant	<b>Owner/Occupant Name:</b> Vacant
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Name	Office	Agent Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Yvette Sheets (ys006)	JPB Development Corp. (dppd01)	602-509-2566	480-229-8563	ybhbuilders@hotmail.com	602-509-2566 480-998-0455	480-219-7258

50 W Lynwood ST Phoenix, AZ 85003

Agent Report (3)

\$629,000

	2897324	Residential	Single Family - Detached	Active
	<b>Beds/Baths:</b> 3 / 2 <b>SF:</b> 2,230 / Appraiser <b>Year Built:</b> 1920 <b>Pool - Private:</b> Pool - Private <b>Spa:</b> None <b>EF:</b> 32FRDXPS <b>Lot Size:</b> 7,501 - 10,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached			<b>Subdivision:</b> Chelsea Place <b>Tax Municipality:</b> Phoenix <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Unknown <b>Hun Block:</b> 1600 N <b>Map Code/Grid:</b> P34
	<b>Ele Sch Dist:</b> 001 - Phoenix Elementary District <b>Elementary School:</b> KENILWORTH <b>Jr. High School:</b> Phoenix Prep			<b>High School Dist #:</b> 210 - Phoenix Union District <b>High School:</b> Central
	<b>Cross Streets:</b> Central Ave & McDowell <b>Directions:</b> From McDowell, South on Central, West (First Right) on Lynwood to Property on North side of street			

**Remarks:** Reduced \$177,000! A Historic Gem with Modern Amenities. This Lovingly cared for and Updated Home Features Restored Original Wood Floors, Concrete Counters, Soap Stone Fireplace, Beautiful Cabinetry, Viking Appliances, Butler's Pantry and Updated Lighting. Master is Well Sized with a Walk-In Closet, Larger Bath, and French Doors to the Pool. Front and Rear Porches are Large and Inviting. The Rear Yard is Private and Boasts a Pebble Tech Pool and Grassy Area. One of the Prettiest Streets in the area and all steps away from the Light Rail. 3 Bedrooms, 2 Baths, 2230 sq. ft.

Kitchen	12	20	Living Room	13	16	Bedroom 3	9	11
Dining Room	7	13	Master Bedroom	13	15			
Family Room	15	22	Bedroom 2	10	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 2,001 - 2,250 <b>Parking:</b> Slab <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Features:</b>	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm  <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Formal <b>Other Rooms:</b> Family Room	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Brick <b>Roofing:</b> Metal <b>Fencing:</b> Wood <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> <b>AN:</b> 111-33-054 <b>Lot Number:</b> 10 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 1,608/2007 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Disc Req <b>Possession:</b> By Agreement

## Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Land Lease Fee: 0
HOA Name:	Association Fee Incl: No Fees		PAD Fee: \$ 0
HOA Telephone:			

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 488 / 303 <b>List Date:</b> 12/11/2007 <b>Status Change Date:</b> 12/11/2007	<b>Original List Price:</b> \$ 629,000 <b>List Price:</b> \$ 629,000	<b>SA:</b> N/O <b>BB:</b> Y/3% <b>Var:</b> N <b>Type:</b> ER <b>Special Listing Cond:</b>

**REALTOR Remarks:** Easy to show, call Owner to set up. They are very accomodating.

Showing Instructions: Call Occup (OCC); Lkbx - Occupied Occupant: Owner				Owner/Occupant Name: Chuck Owner/Occupant Phone: 602-768-0856			
	Name	Office	Agent Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	John L Schloz (js535)	Windermere Phoenix, LLC (wphx01)	602-424-2800	602-424-2800	john@azhometrends.com	602-570-5905 602-570-5905	602-424-2801