

Client Report (1)

56 W WILLET TA ST Phoenix, AZ 85003

\$425,000



4393290 Residential Single Family - Detached AWC-Seller Written Instructions

Beds/Baths: 3 / 2.5
SF: 2,057 / County Assessor
Year Built: 1920
Pool: Private
EF: 32.5FRDXPSO1C
Approx Lot SqFt: 11,550 / County Assessor
Apx Lot Size Range: 10,001 - 12,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: Chelsea Place in Roosevelt Historic District
Tax Municipality: Phoenix
Marketing Name: Luxury Short Sale
Planned Cmty Name: Roosevelt Historic District
Model: Craftsman Bungalow
Builder Name: Historic
Hun Block: 1400 N
Map Code/Grid: P34
Bldg Number:

Ele Sch Dist: 001 - Phoenix Elementary District
Elementary School: Kenilworth
Jr. High School: Phoenix Prep

High School Dist #: 210 - Phoenix Union High School District
High School: Central

Cross Streets: 7th Ave and McDowell **Directions:** South from McDowell 2 blocks to Willetta. East/left to adorable house on left (north) side of street.

Remarks: This is a roomy, luxurious 1920 Craftsman bungalow on a lot-and-a-half in the Roosevelt Historical District. A quiet, tree-lined street. A shady porch. A stately hearth. A heated pool and spa. Inside you'll find a gourmet kitchen and a huge master suite with a jacuzzi in the master bath. And yet the home has kept its historical integrity. Beautiful maple hardwood floors, double hung windows, all with Craftsman attention to detail. And a beautiful, professionally-landscaped yard. Your home is a unique gem set in a bucolic splendor - yet you're just a few steps away from the library, the art museum, the light rail. *All offers are contingent upon an agreement between the seller and sellers lender, acceptable to both, to sell the premises for less than the sellers loan amount and payoffs.*

Master Bedroom	15'4" 11'6"	Bedroom 2	12'7" 10'11"	Bedroom 3	12'2" 11'4"	Dining Room	12'2" 11'4"	Living Room	18'6" 13'2"
		Family Room	19'7" 13'3"	Kitchen	17'8" 11'4"				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 1 Car Carport Pool - Private: Pool - Private; Heated Pool; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Gas Fireplace Property Description: Cul-De-Sac Lot; Historic District; City Light View(s); North/South Exposure; Alley Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features: 9+ Flat Ceilings; Soft Water Loop Complex Feature: Biking/Walking Path; Near Bus Stop; Near Light Rail Stop Flooring: Stone; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit; Othr Bdr Walkin Clst Laundry: Wshrr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Breakfast Bar Other Rooms: Family Room; Separate Workshop Basement Description: None Items Updated: Floor Yr Updated: 2004; Wiring Yr Updated: 2004; Plmbg Yr Updated: 2004; Ht/Cool Yr Updated: 2008; Kitchen Yr Updated: 2004; Bath(s) Yr Updated: 2004; Rm Adtn Yr Updated: 2004; Pool Yr Updated: 2007	Architecture: Other (See Remarks) Const - Finish: Painted; Brick Trim/Veneer Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Electric Heat; Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Zones	County Code: Maricopa Legal Subdivision: CHELSEA PLACE AN: 111-33-096 Lot Number: 58 Town-Range-Section: 1N-3E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,003/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Tenant Rights

Homeowner Association Information

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

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17	List Price: \$ 425,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: BloodhoundRealty.com (bhnd01)

Prepared by Cathleen Collins,

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.

Fri Jun 4 12:56 2010

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