


2554933 ER Active / Residential LP: \$ 449,000 Photos:  6 Virtual Tour: 1

6509 W Misty Willow LN Glendale 85310-3489

Area/Grid: 321 / J32

Beds/Baths: 4 / 2

Listed by: Cathleen Collins (cc341)

Office: 602-504-1256

BloodhoundRealty.com(BHND01)

Pool: Yes

Home: 602-369-9275

Hun Block: 24200N

SF: 2,261 / Assessor

Mobile: 602-369-9275

Year Built: 1999

AN: 201-12-364-

FE: 42FRDXPS2G+shop

Email: cathleen@bloodhoundrealty.com

Pager:

Directions: 67th Av and Happy Valley Road S on 67th Av, E on Chester at Chaminade gate, S on 66th Ln, E on Misty Willow, N on 66th Av, E on Misty Willow to home.

Chaminade is as close as we can come to perfection on this Earth: Gated mountainside luxury. But imagine a perfect Chaminade home built and owned by perfectionists: A floorplan that combines stateliness with comfort, spaciousness with a warm, cozy togetherness. Thoughtful decorator touches gracing every room. A backyard that is the perfect desert oasis--a shady patio, a masterfully-appointed outdoor kitchen, a beehive fireplace, and a playfully-perfect PebbleTec pool. Imagine all this and so much more. It's so close to perfect you'll never want to leave your new home... More info and photos at <http://www.6509WestMistyWillowlane.com/>

REALTOR® Remarks: No lockbox. Must contact either seller or lister to show. Lister pays for Service One Home Warranty with Centurion coverage. Gorgeous home. A great opportunity for your client.

Additional Showing, Contact and Compensation Information

To Show: Call Lister, Special Instr/Pets (CLO), Call Occupant (OCC)

Owner/Occupant: Bair family 623-561-2992 / Owner

Co-List Agent: Gregory Swann(GS124)

Email: gregswann@bloodhoundrealty.com

Home: 602-740-7531

Mobile: 602-740-7531

Pager:

Other Office Phone:

Office Fax: 602-504-1353

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

Variable Commission: No

Property Information

Subdivision: Chaminade

Marketing Name: Chaminade Perfected

Builder: Pulte

Lot #: 16

Lot Size: 7,501-10,000

Master BR: x

BR 2: x

BR5: 0

LR: x

Kitchen: x

Den/Other: x

Planned Community Name: Gated Community

Model: Acacia

Fenced: Yes

BR 3: x

BR 4: x

Din Room: x

Fam Room: x

Phys Challengd:

Horses: No

Single Family-Detached

Single Level

Fee Simple

Santa Barbara/Tuscan

2251-2500 Sq Ft

Full Bath Master BR

Separate Shower & Tub

Double Sinks

Master Bedroom Split

Master BR Walk-In Closet

2 Fireplaces

Fireplace in Family Room

Fireplace in Living Room

Two Way Fireplace

Gas Fireplace

Exterior Fireplace

Private Pool

Play Pool

Spa - Private

Above Ground Spa

Spa - Heated

Formal Dining Room

Eat-in Kitchen

Breakfast Room

Dining in Living/Great Room

Dining in Family Room

Range/Oven

Dishwasher

Disposal

Microwave

Pantry

Kitchen Island

Kitchen Feat-Other (Remarks)

Washer/Dryer Hook-up Only

Inside Laundry

Skylight(s)

Vaulted Ceiling(s)

9 Ft + Flat Ceiling(s)

No Interior Steps

Pre-Wire for Surround Sound

Cable TV Available

High Speed Internet Available

Family Room

Great Room

Patio

Covered Patio(s)

Private Street(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

2.5 Car Garage

Tandem Garage

Over Height Garage

Extended Length Garage

Electric Door Opener(s)

Attached Garage Cabinets

Separate Storage Area(s)

Parking-Other (Remarks)

RV Parking

RV Gate

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Gas Heat

Sunscreen(s)

Ceiling Fan(s)

Multi-Pane Windows

Multi-Zones

APS

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Desert Front

Mountain View(s)

Gated Community

North/South Exposure

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA Incl-Street Maint

HOA-Professionally Managed

1st Loan-Treat as Free & Clear

Home Warranty

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.70351517819847

Longitude: -112.19991921667642

TimeShare Week Available:

Internet: Y

County Book/Page: 500-04

Plat:

Twn-Rng-Sct: 4N 2E 7

Block:

External Mktg:

Photo Code: Do Not Take Photo

Fenced: Block Fencing

School Information

Elem School: Copper Creek

Jr High School: Hillcrest

High School: Mountain Ridge

Elem School District: 97

High School District: 97

Financial Information

Equity: \$ 449,000

Taxes/Year: \$1943 / 2005

Downpayment: 0

HomeOwnerAssociation: Yes / \$55 / Monthly

Land Lease: \$0 /

PAD Fee: \$0 /

Chaminade Comm Assoc

HOA Telephone Number: 480-551-4300

Rec Center: //

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 6/15/2006

Expire Date: 12/10/2006

Back on Mkt:

Entry Date: 6/15/2006

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: \$ 449,000

Agent Days on Market: 0

Pending Date:

Cumulative Days on Market: 0

Prepared by: Cathleen Collins

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

Thu, Jun 15, 2006 03:05 AM