

2788389 ER **Active** / Residential LP: \$ 295,000 Photos:  6

915 W Oregon AVE Phoenix 85013-1941

Lot #: 103 Area/Grid: 206 / N34

Beds/Baths: 3 / 2 Pool: No

Listed by: **Mary Roney ABR (MS387)**

Office: 602-861-1100

Home:

Zacher Realty, LLC(ZACH01)

Hun Block: 5300N

SF: 1,678 / Appraiser

Lot Size: 1-7,500

Mobile: 602-522-0900

Year Built: 1957

AN: **156-43-109-**

FE: 32FRQ01C

Email: mary@maryroney.com

Pager:

Directions: Missouri and 7th Avenue South on 7th Avenue to Georgia. Quick left and South to Oregon. West to property.

Wonderful home in great North Central neighborhood. Home has great curb appeal and is located on a quiet interior street. Some parts of the home have been updated including a mud room, interior laundry and den/family room. There is an almost 300 square foot out building that has electricity and could easily be converted into an office/playroom/gym or guest quarters. Seller is participating in 1031 exchange at no cost to buyer.

REALTOR® Remarks: Please call occupant, Jana, at 623-606-2073 and leave message.

Additional Showing, Contact and Compensation InformationTo Show: **Special Instr/Pets (CLO), Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied**Owner/Occupant: **Jana 623-606-2073 / Owner**Co-List Agent: **Lindsay M West(LW219)**Email: Lindsay@ZacherHomes.com

Other Office Phone:

Compensation: SA: **No / 0** BB: **Yes / 3%**Home: Mobile: **602-300-7675**

Pager:

Office Fax: **480-948-6468**Variable Commission: **Yes****Property Information**Subdivision: **Chris Gilgians Cox Villa 2**

Marketing Name:

Builder: **Unknown**Master BR: **0x0**BR5: **0x0**Kitchen: **0x0**BR 2: **0x0**LR: **0x0**Den/Other: **0x0**

Planned Community Name:

Model:

BR 3: **0x0**Din Room: **0x0**Fenced: **Yes**BR 4: **0x0**Fam Room: **0x0**Horses: **No****Single Family-Detached**

Single Level

Fee Simple

Ranch

1601-1800 Sq Ft

3/4 Bath Master BR

No Fireplace

No Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Microwave

Washer/Dryer Hook-up Only

Inside Laundry

No Interior Steps

Cable TV Available

High Speed Internet Available

Family Room

Great Room

Den/Office

Bonus/Game Room

Guest Qtrs - Sep Entrance

Separate Workshop

Patio

Covered Patio(s)

Storage Shed(s)

Private Yard(s)/Courtyard(s)

Yard Watering System-Front

Yard Watering System-Back

Children's Play Area

1 Car Carport

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

SRP

SW Gas

City Water

Sewer-Public

Block Fencing

North/South Exposure

Possess-By Agreement

All on One Level

No Common Walls

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

County: **Maricopa**Latitude: **33.51430297364515**

TimeShare Week Available:

Internet: **Y**Longitude: **-112.08480161468809**

External Mktg:

County Book/Page:

Plat:

Photo Code: **Do Not Take Photo**

Twn-Rng-Sct:

Block:

Fenced: **Block Fencing****School Information**Elem School: **Solano**Jr High School: **Osborn**High School: **Central**Elem School District: **8**High School District: **210****Financial Information**Equity: **\$ 295,000**Taxes/Year: **\$1190 / 2006**Downpayment: **0**HomeOwnerAssociation: **No / \$ /**Land Lease: **\$0 /**PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Total Encumbrances: **\$**Total Assum Mo Pymts: **\$0****Listing and Sales Information**

Back on Mkt:

Off Mkt:

Agent Days on Market: **67**Cumulative Days on Market: **67**

Pending Date:

Prepared by: [Gregory Swann ABR CRS GRI](#)*Information deemed reliable but not guaranteed. Buyer to verify all information.*

Fri, Aug 24, 2007 03:14 AM

2806168 ER Active / Residential LP: \$ 309,000 Photos:  6

910 W GEORGIA AVE Phoenix 85013-1930

Year Built: 1957

Lot #: 57 Area/Grid: 206 / N34

Hun Block: 5300N

AN: 156-43-057-

Beds/Baths: 3 / 1.75

Pool: Yes

SF: 1,714 / Assessor

FE: 31.75FRDXP1C

Listed by: Jason Snyder (JS941)

Lot Size: 7,501-10,000

Email: jsnyder1@remax.net

Office: 480-282-8366

Home:

Mobile: 602-330-5390

Pager:

RE/MAX Achievers(RMXV12)

Directions: 7th Ave and Missouri South to Georgia, West to Property

****PRICED BELOW APPRAISAL!!**** This beautiful N.Central Phx home has been very well maintained, located in a very desirable neighborhood & is priced to sell. Great floorplan w/ several upgrades incl; saltillo tile throughout, pergo flooring in large family room w/built in shelving and dramatic fireplace in center of room, ceiling fans & much more. Eat-in kitchen has breakfast bar w/pantry. Sparkling pool w/park-like backyard & mature landscaping. Great Central location just a few blocks from the future Light Rail & minutes from Downtown. Easy freeway access, elementary schools, parks, shopping & restaurants conveniently nearby. For more info. please call 1.800.861.8678 xt.104

REALTOR® Remarks: Please contact owner prior to showing, if N/A call listing agent. Lockbox located at carport side door with pool key & house key. Please lock pool behind you.

Buyer to verify all info. Please leave business card. Thanks for showing.

Additional Showing, Contact and Compensation Information

To Show: Call Lister, Call Occupant (OCC), Lockbox-Occupied

Owner/Occupant: Greg & Annemarie 602-277-9572 / Owner

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: 480-603-4440

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

Variable Commission: No

Property Information

Subdivision: Chris Gilgians Cox Villa

Marketing Name:

Planned Community Name:

Builder: Unknown

Model:

Fenced: Yes

Master BR: 13x13

BR 2: 11x13

BR 3: 11x12

BR 4: 0

BR5: 0

LR: 13x20

Din Room: 0

Fam Room: 17x23

Kitchen: 11x16

Den/Other: 0

Horses: No

Single Family-Detached

Single Level

Fee Simple

Ranch

1601-1800 Sq Ft

3/4 Bath Master BR

1 Fireplace

Fireplace in Family Room

Private Pool

Fenced Pool

Play Pool

Spa - None

Formal Dining Room

Eat-in Kitchen

Breakfast Bar

Range/Oven

Dishwasher

Microwave

Pantry

Washer/Dryer Hook-up Only

Inside Laundry

Family Room

Patio

Covered Patio(s)

Children's Play Area

1 Car Carport

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

SRP

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Chain Link Fencing

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Conventional

1st Loan-Non Assumable

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

County: Maricopa

Latitude: 33.515135973843165

Longitude: -112.08466881881747

County Book/Page:

Twn-Rng-Sct: 2N 3E 18

TimeShare Week Available:

Plat:

Block:

Internet: Y

External Mktg:

Photo Code:

Fenced: Block Fencing, Chain Link Fencing

School Information

Elem School: Solano

Jr High School: Osborn

High School: Central

Elem School District: 8

High School District: 210

Financial Information

Equity: \$ 309,000

Taxes/Year: \$1341 / 2006

Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: 39

Pending Date:

Cumulative Days on Market: 39

Prepared by: Gregory Swann ABR CRS GRI

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

Fri, Aug 24, 2007 03:14 AM

2718030 ER Active / Residential LP: \$ 350,000 Photos:  6

5306 N 8TH AVE Phoenix 85013-1921

Year Built: 1957

Lot #: 35 Area/Grid: 206 / N34

Hun Block: 5300N

AN: 156-43-035-

Beds/Baths: 4 / 2

Pool: No

SF: 1,669 / Assessor

FE: 42FBSO2G

Listed by: Bobby H Lieb (RL043)

Lot Size: 7,501-10,000

Email: boblieb@aol.com

Office: 602-996-9910

Home: 602-996-9910

Mobile: 602-376-1341

Pager: 602-996-9910

Realty Executives(REAX03)

Directions: 7TH AVENUE/MISSOURI SOUTH OF MISSOURI TO GEORGIA--WEST TO CORNER OF 8TH AVENUE

DIFFICULT TO FIND 4 BEDROOM HOME FOR UNDER \$400K IN THIS NEIGHBORHOOD. SELLER REPLACED ALL OF THE FLOORING WITH 15' PORCELAIN TILE IN ALL AREAS EXCEPT BEDROOMS WHICH HAS CARPETING. MATURE LANDSCAPING IN BOTH FRONT AND BACK YARDS. KITCHEN HAS ALL OF THE APPLIANCES INCLUDING REFRIGERATOR AND A GOOD SIZE EAT IN KITCHEN AREA. WASHER AND DRYER INCLUDED..

REALTOR® Remarks: ALARM--LOCKBOX--REDUCED \$50K

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Vacant

Owner/Occupant: ODOM / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-996-9910

Office Fax: 602-494-9303

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

Variable Commission: Yes

Property Information

Subdivision: CHRIS GILGIANS COX VILLA

Marketing Name:

Planned Community Name:

Builder: CUSTOM

Model:

Fenced: Yes

Master BR: 13X12

BR 2: 13X13

BR 3: 12X09

BR 4: 12X09

BR5: 0

LR: 0

Din Room: 12X08

Fam Room: 13X12

Kitchen: 15X10

Den/Other: 0

Horses: No

Single Family-Detached

Single Level

Fee Simple

1601-1800 Sq Ft

3/4 Bath Master BR

No Fireplace

No Private Pool

Above Ground Spa

Eat-in Kitchen

Breakfast Bar

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Washer Included

Dryer Included

Laundry-Other (Remarks)

Cable TV Available

Security System - Owned

Family Room

Great Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

Exterior Features-Other (Remarks)

2 Car Garage

Attached Garage Cabinets

Separate Storage Area(s)

Other (Remarks)

RV Gate

Block Construction

Painted Finish

Comp-Shingle Roof

Both Refrig & Evap

Gas Heat

APS

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

Corner Lot

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

Loan Type 1 - Not Applicable

Other Loan-Not Applicable

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

County: Maricopa

Latitude: 33.51492209585872

Longitude: -112.0835057549551

County Book/Page: 7036

Twn-Rng-Sct:

TimeShare Week Available: 0

Plat:

Block:

Internet: Y

External Mktg:

Photo Code:

Fenced: Block Fencing

Items Updated

Baths/2007/Partial

Flooring/2007/Full

Kitchen/2007/Partial

School Information

Elem School: Solano

Jr High School: Osborn

High School: Central

Elem School District: 8

High School District: 210

Financial Information

Equity: \$ 350,000

Taxes/Year: \$1298 / 2006

Downpayment: 0

HomeOwnerAssociation: No / \$0 /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: 171

Pending Date:

Cumulative Days on Market: 269

Prepared by: Gregory Swann ABR CRS GRI

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

Fri, Aug 24, 2007 03:14 AM

2777087 ER Active / Residential LP: \$ 359,000 Photos:  5

1015 W VERMONT AVE Phoenix 85013-1955

Year Built: 1957

Lot #: 47 Area/Grid: 206 / N34

Hun Block: 5300N

AN: 156-43-047-

Beds/Baths: 3 / 1.75

Pool: Yes

SF: 1,300 / Blank SQ

FE: 31.75RPO1CS

Listed by: Rose Smeraldo (rs200)

Lot Size: 1-7,500

Email: rsmeraldo@cox.net

Office: 480-496-9001

Home:

Mobile: 480-217-9185

Pager:

Coldwell Banker Residential Brokerage(CBRB11)

Directions: 11TH AVE/MISSOURI SOUTH ON 7TH AVE TO GEORGIA W TO 8TH AVE N ON 8TH CURVES W INTO VERMONT W TO PROPERTY

JUST REDUCED \$20,000!!! THIS ABSOLUTELY CHARMING 10+ RANCH IN A HIGHLY DESIREABLE AREA OF CENTRAL CORRIDOR FEATURES SOLIDWOOD CABINETRY, GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES, HARDWOOD FLOORS, CROWN MOLDINGS, FASHIONALBE TILED BATHS, DESIGNER PAINTS & WIRED FOR SURROUND SOUND. ADDITIONAL UPGRADES INCLUDE LIGHTING, FANS, AND HARDWARE, OUTSIDE LOW MAINTENANCE, FRONT GRAVEL & GREENERY W/A WINDING BRICK PATH LEADING TO FRNT PORCH. RESORT LIKE BCKYRD BOASTS A SHASTA SELF CLEANING SALT POOL BUILT IN '06. ADD TO IT A 25 FT COVERED PATIO W/ AMPLE GRASSY AREA TO COMPLETE THIS BCKYRD. NEWER BLOCK FENCE.UPGRADED SHED, APPLIANCES INCLUDED.

REALTOR® Remarks: PLEASE CALL KEITH AT 602-909-0610 OR THE AGENT BEFORE ENTERING.OWNER WILL CONSIDER ALL OFFERS! OPEN HOUSE SUNDAY, AUGUST 26 FROM 1-4 PM. \$1,000 BONUS TO SELLING AGENT WITHA SUCCESSFUL CLOSE BY SEPT. 30, 2007.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: JOHN STUFFLEBEAM 602-909-0610 / Interim Occ

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 480-496-9001

Office Fax: 480-496-6499

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

Variable Commission: Yes

Property Information

Subdivision: CHRIS GILGIANS COX VILLA

Marketing Name:

Planned Community Name: AMAZING

Builder: UNKNOWN

Model:

Fenced: Yes

Master BR: 0X0

BR 2: 0X0

BR 3: 0X0

BR 4: 0X0

BR5: 0X0

LR: 0X0

Din Room: 0X0

Fam Room: 0X0

Kitchen: 0X0

Den/Other: 0X0

Horses: No

Single Family-Detached

Single Level

Fee Simple

Ranch

1201-1400 Sq Ft

3/4 Bath Master BR

No Fireplace

Private Pool

Spa - None

Dining in Living/Great Room

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Stacked Washer/Dryer Inc

Inside Laundry

Water Softener (Owned)

Pre-Wire for Surround Sound

Cable TV Available

High Speed Internet Available

Security System - Owned

Great Room

Media Room

Patio

Covered Patio(s)

Storage Shed(s)

Yard Watering System-Front

Yard Watering System-Back

Children's Play Area

1 Car Carport

Slab

Block Construction

Painted Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

SRP

SW Gas

City Water

Sewer-Public

City Services

Block Fencing

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Conventional

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

County: Maricopa

Latitude: 33.51584994936973

Longitude: -112.08605787816599

County Book/Page:

Twn-Rng-Sct:

TimeShare Week Available:

Plat:

Block:

Internet: Y

External Mktg:

Photo Code:

Fenced: Block Fencing

Items Updated

Baths/2006/Full

Flooring/2005/Partial

Heat/Cool/2005/Partial

Kitchen/2006/Full

Plumbing/2005/Partial

Roof/2005/Full

Wiring/2005/Partial

School Information

Elem School: Osborn

Jr High School: Solano

High School: Central

Elem School District: 8

High School District: 210

Financial Information

Equity: \$ 359,000

Taxes/Year: \$1185 / 2006

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

Back on Mkt:

Off Mkt:

Agent Days on Market: 84

Pending Date:

Cumulative Days on Market: 84

Prepared by: Gregory Swann ABR CRS GRI

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

Fri, Aug 24, 2007 03:14 AM