

# Paint the vision of your future on this classic canvas from the past...

Carefully-maintained over the years, this stately ranch home in the F.Q. Story Historic District offers you the space – and the spare bathrooms – you don't often find in Historic homes. Built in 1936, the 1,766 square feet of livable space comprise 2, 3, or 4 bedrooms, depending on how you divide the space – and this doesn't even include the huge enclosed Sun Room. The back yard is expansive, and there is a spacious Tool Shed in back. This home is eminently livable as it is, but the real challenge may be for you to take it to the next level. This is your chance to get into a Story home with 'great bones.' You'll be free to make cosmetic upgrades without having to worry about the underlying structure. This is a home that will resound with memories – from its past and from the future you will build here... More info and photos at <http://www.922WestCulverSt.com/>

**Offered at \$495,000.** Call Greg Swann at 602-740-7531 to set a showing appointment.

This home, 922 West Culver Street, is a *home*, a secure redoubt against the world, a country retreat in the heart of the city, a space apart from the hurly-burly, a place to come *home* to. At 1,766 livable square feet – not counting the vast Sun Room – it is not small. And the floorplan *works*: The public spaces are open and offer open sight-lines; the private spaces are private. Best yet, the home is awash in bathrooms: A full bathroom in the front of the house, a three-quarter bath in the Master Suite and a half-bath off the Kitchen.

But what is much more important, this home is simply livable. Whether you're sitting down to a family dinner in the Formal Dining Room or watching television in the Sun Room, this is a home that is built for living, not just for show.

In other words, you get the best of all worlds: A sylvan country retreat that is as practical as a newly-built home, as storied as any Historic home in the F.Q. Story District, and yet is eminently livable – as you find it, and as you'll make it.



*A garden in the city, this is a classic 1936 Phoenix ranch home.*



*In the front yard and the back there are many, many citrus trees, all blissfully in blossom right now. But in the front yard, the sellers have nurtured a glorious flower garden, gesture of proud defiance against the blistering Arizona sun. And yet your garden in the city is just one quick minute from the I-10 Freeway, just five minutes from Downtown Phoenix. Your home is at the heart of everything, but you'll still feel like you're 'away from it all' when you arrive at home...*

*For more information, call Greg Swann at*



*The Living Room is a space of uncommon dignity...*



*...where the vast Sun Room simply invites you to relax...*



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**602-740-7531**