


2496253 ER **Active** / Residential LP: \$ **495,000** Photos:  [6 Virtual Tour: 1](#)

[922 W Culver Street -- Phoenix](#) 85007-1907

Area/Grid: **206 / P34**

Beds/Baths: **3 / 2.5**

Listed by: [Gregory Swann](#) (GS124)

Office: **602-504-1256**

[BloodhoundRealty.com](#)(BHND01)

Pool: **No**

Home: **602-740-7531**

Hun Block: **1300N**

SF: **1,766 / Appraiser**

Mobile: **602-740-7531**

Year Built: **1936**

AN: [111-21-056-](#)

FE: **32.5RLX**

Email: gregswann@bloodhoundrealty.com

Pager: **602-740-7531**

Directions: 7th Avenue and McDowell Road South on 7th Ave from McDowell to Culver, West to this Historic Phoenix ranch home

Paint the vision of your future on this classic canvas from the past... Carefully-maintained over the years, this stately ranch offers you the space you don't often find in Historic homes. Built in 1936, there are 1,766 square feet of living space--not including the huge Sun Room. 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 upgrades without having to worry about the structure. This is a home that will resound with memories--from its past and from the future you will build here. Much more at <http://www.922WestCulverSt.com>

REALTOR® Remarks: Owner usually home. Call first, then use lockbox. Do not let Jake, a sweet, smart Yellow Labrador, into the house. Lister pays for Service One home warranty with Guardian coverage.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: **Clients of Bloodhound 602-481-0939 / Owner**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: **602-740-7531**

Office Fax: **602-504-1353**

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

Variable Commission: **No**

Property Information

Subdivision: **Story Add Plat B**

Marketing Name: **Country Garden in City**

Builder: **Custom**

Planned Community Name: **F.Q. Story Historic Dist.**

Model: **Historic Ranch**

Fenced: **Yes**

Lot #: **13**

Lot Size: **7,501-10,000**

Master BR: **11x14**

BR 2: **14x14**

BR 3: **9x9**

BR 4: **0x0**

BR5: **0x0**

LR: **14x22**

Din Room: **10x15**

Fam Room: **18x30**

Kitchen: **8x15**

Den/Other: **8x8**

Phys Challengd:

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

Ranch

1601-1800 Sq Ft

3/4 Bath Master BR

Master Bedroom Split

Other Bedroom Split

Separate BR Exit

Master BR Sitting Room

1 Fireplace

Fireplace in Living Room

No Private Pool

Spa - None

Formal Dining Room

Range/Oven

Dishwasher

Disposal

Microwave

Refrigerator

Pantry

Washer Included

Dryer Included

Inside Laundry

Skylight(s)

3+ Existing Telephone Lines

Cable TV Available

High Speed Internet Available

Network Wiring - Multiple Rooms

Family Room

Separate Workshop

Patio

Storage Shed(s)

Slab

Brick Construction

Stucco Finish

Comp-Shingle Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

SW Gas

City Water

Sewer-Public

City Services

Chain Link Fencing

Historic District

North/South Exposure

Alley

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

Home Warranty

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: **Maricopa**

Latitude: **33.462785**

TimeShare Week Available:

Internet: **Y**

Longitude: **-112.08619**

External Mktg:

County Book/Page: **009-15**

Plat:

Photo Code: **Do Not Take Photo**

Twn-Rng-Sct: **1N 3E 6**

Block: **12**

Fenced: **Chain Link Fencing**

Items Updated

Heat/Cool/1992/Full

Plumbing/1992/Full

Roof/1992/Full

Wiring/1992/Full

School Information

Elem School: **Kenilworth**

Jr High School: **Phoenix Prep Academy**

High School: **Central**

Elem School District: **1**

High School District: **210**

Financial Information

Equity: **\$ 495,000**

Taxes/Year: **\$1113 / 2005**

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

List Date: **3/15/2006**

Expire Date: **6/30/2006**

Back on Mkt:

Entry Date: **3/23/2006**

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: **\$ 495,000**

Agent Days on Market: **8**

Pending Date:

Cumulative Days on Market: **0**

Prepared by: [Gregory Swann](#)

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

Thu, Mar 23, 2006 00:21 AM