

	5051250	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 1,907 / County Assessor Price/SqFt: \$84.95 Year Built: 2007 Pool: Private Only Encoded Features: 32.5RPO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Attached		Approx Lot SqFt: 3,818 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Paseo Pointe Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Pulte Hun Block: Map Code/Grid: C32 Bldg Number:	
	Ele Sch Dist: 059 - Laveen Elementary District Elementary School: Laveen Elementary School Jr. High School: Laveen Elementary School		High School Dist #: 210 - Phoenix Union High School District High School: Laveen Elementary School	

Public Remarks: APPROVED SHORT SALE AT LIST PRICE!!!! Great home with all the upgrades!! Cherry cabinets, tile flooring, custom paint, corian countertops, perfect pebbletek pool for the summer and much more!!! Easy to show !! Need offer fast!! Great Deal!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Desert Front; Desert Back; Grass Back Flooring: Carpet; Tile	Kitchen Features: Disposal Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Loft	Const - Finish: Painted; Stucco Construction: Block Roofing: Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): PASEO POINTE REPLAT AN: 300-15-666 Lot Number: 313 Town-Range-Section: 1S-2E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$1,300/2013 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: None Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$200.85 / Quarterly HOA Transfer Fee: \$0	HOA Name: Paseo Pointe HOA Telephone: 800.354.0257
HOA 2 Y/N: N / /	
HOA 3 Y/N: / /	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /
	Ttl Mthly Fee Equiv: \$66.95 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 267 / 267 List Date: 01/09/2014 Status Change Date: 12/30/2014 Under Contract Date: 11/17/2014 Close of Escrow Date: 12/19/2014 Off Market Date: 10/15/2014	Original List Price: \$110,000 List Price: \$162,000 Sold Price: \$162,000 Sold Price/SqFt: \$84.95 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 2,500 \$ Closing Cost Split: Normal - N	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: Lender Approved SS

Private Rmks - DND2: Title to be First American - Dana Mahler HOME IS APPROVED AT THIS PRICE WITH ONLY ONE LOAN, No offers below list price per banks terms. Please send all offers with POF, AS Is, HOA, waives SPDS and CLUE to nicolem@phoenixpropertygroup.net. Please call Martha at 602-299-2161 to show. Lock box available if owner is not home.

Semi-Private Remarks:

Office Remarks:

Show Instruct - DND2: Notify Co-Lister; Occupied Occupant - DND2: Owner Ownr/Occ Name - DND2: VELASQUEZ-COTA, MARTHA	Lockbox Location: Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:
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Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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LA	Jason C Poyner jp343 BR543102000	Phoenix Property Group pynr01 LC581540000	(602) 374-2302	602-374-2302	jason@phoenixpropertygroup.net	623-451-4209 (623) 451-4209	(623) 544-6777
CLA	Nicole Moreno nm178		602-619-0067	602-374-2302			
SA	Nicole Moreno nm178	Phoenix Property Group pynr01 LC581540000		602-374-2302			

Prepared by Debra Fife-
Kaufman

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N ot D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with
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