


Prepared by Sold Smart All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. 01/06/2025 3:01 PM

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	6635667	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2.5 Bedrooms Plus: 3 Approx SqFt: 1,842 / Appraiser Price/SqFt: \$285.01 Year Built: 1973 Pool: Community Only Encoded Features: 22.5RO2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 9,246 / County Assessor Approx Lot Acres: 0.212 Subdivision: HILLCREST 3 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: A71A Builder Name: Dell Traylor Hun Block: 1405 N Map Code/Grid: Building Number:	
	Ele Sch Dist: Washington Elementary District Elementary School: Adult Jr. High School: Adult		High School District: Glendale Union High School District High School: Adult	

Cross Streets: THUNDERBIRD & CENTRAL **Directions:** THUNDERBIRD to CANTERBURY N to BOCA RATON E to MEDINAN N and Follow N to Tam O Shanter E to Property in "Cul de Sac"

Public Remarks: Adult living in Heart of Prestigious Moon Valley! Gold Key Hillcrest by Dell Traylor over 1800sf w/ 2 BD & 2.5 BA! Seller engaged in extensive remodel featuring classic kitchen w/ wall oven, stainless appliances, granite counters plus dining area & laundry room. great rm introduces a media area w/ display niches. Primary suite showcases Jacuzzi w/ own Gas Water Heater, separate shower & walk-in custom closet. Dedicated home office/library-convertible to 3rd BR? Harmony prevails w/ finishes, lighting, flooring, custom cabinets & dual-pane windows T/O. Yard boasts xeriscape, 2 covered patios. XL garage 2 water heaters (gas+electric), laundry sink, workbench and storage cabinets. Community amenities include pool pavilion/park. This lock n' leave home is lovely/move-in Ready. Home Warranty!

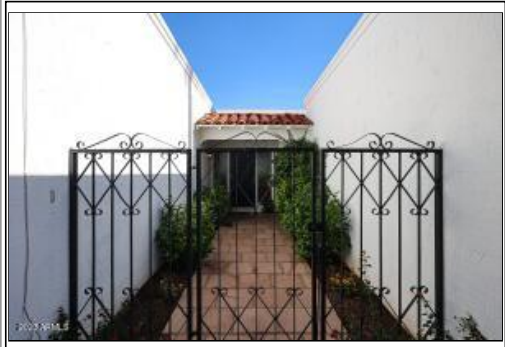
Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Attch'd Gar Cabinets; Electric Door Opener; Separate Strge Area Road Responsibility: Private Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio; Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); 9+ Flat Ceilings; No Interior Steps; Furnished(See Rmrks); See Remarks Community Features: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd Flooring: Stone Windows: Dual Pane Accessibility Feat.: Hallways 36in+ Wide	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Tub with Jets Master Bedroom: Split Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside; See Remarks Dining Area: Dining in LR/GR; Dining in FR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room Items Updated: Floor Yr Updated: 2004; Floor Partial/Full: Full; Kitchen Yr Updated: 2004; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2004; Bath(s) Partial/Full: Full	Architecture: Spanish Architect: Ralph Haver Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric; Natural Gas Plumbing: Electric Hot Wtr Htr; Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: Cable TV Avail; High Speed Internet Available	County Code: Maricopa Legal Description (Abbrev): LOT 77 HILLCREST 3 MCR 013726 AN: 208-17-206-A Lot Number: 77 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$2,223/2022 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req; Other (See Remarks) Miscellaneous: Home Warranty Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y / \$1,788 Annually Special Assmnt HOA: No HOA Transfer Fee: \$400		HOA Name: HILLCREST HOA	HOA Telephone: 402.871.9863
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Self 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 / \$0	Ttl Mthly Fee Equiv: \$149 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$482.48 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 10 / 11 Status Change Date: 01/11/2024 Close of Escrow Date: 01/10/2024 Off Market Date: 12/11/2023	List Price: \$525,000 Sold Price: \$525,000 Sold Price/SqFt: \$285.02 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A; Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra (ARMLS)

Listed by: Realty Executives (reax16)

	6632440	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 1,819 / County Assessor Price/SqFt: \$302.36 Year Built: 1973 Flood Zone: TBD Pool: Community Only Encoded Features: 22FRD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,538 / County Assessor Approx Lot Acres: 0.196 Subdivision: HILLCREST Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Dell Traylor Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Washington Elementary District Elementary School: Washington Elementary School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: Thunderbird/7th street **Directions:** Thunderbird North to Canterbury. North on Canterbury. East on Boca Raton Rd to property on North side.

Public Remarks: On a picturesque corner lot, this delightful 2-bed, 2-bath residence sits across the street from the community pool. Hillcrest is a desirable 55+ community in the heart of Moon Valley. Quality single level home with no interior steps. This home underwent numerous recent upgrades including, LVP flooring, & baseboards, recessed lighting, wall opened in the dining room/living room, updated kitchen w/ quartz countertops, completely remodeled bathrooms, custom shutters throughout, texture/paint & more renovations that add value and enjoyment. Relax under the two covered patios in an maintenance free back yard. Fun neighborhood events & a general pride of ownership in this adult community. The perfect lock and leave. Minutes to hiking trails, Moon Valley CC and golf course, & major freeways.


Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Dir Entry Frm Garage; Electric Door Opener; Separate Strge Area Road Responsibility: Private Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio; Private Street(s) Features: No Interior Steps Community Features: Clubhouse/Rec Room; Community Pool Flooring: Vinyl Windows: Sunscreen(s); Dual Pane; Vinyl Frame	Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2020; Floor Partial/Full: Full; Wiring Yr Updated: 2020; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2020; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2020; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2020; Bath(s) Partial/Full: Full; Rm Adtn Yr Updated: 2020; Rm Adtn Partial/Full: Partial	Unit Style: All on One Level; No Common Walls Const - Finish: Painted; Stucco Construction: Block Roofing: Foam Fencing: Wrought Iron; Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available	County Code: Maricopa Legal Description (Abbrev): LOT 23 HILLCREST MCR 011528 AN: 208-17-042-C Lot Number: 23 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$2,297/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: Y / \$1,788 Annually Special Assmnt HOA: No HOA Transfer Fee: \$400		HOA Name: Hillcrest Improvemen HOA Management Company: self	
HOA Telephone: 623-298-5972			
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Clubhouse/Rec Center; FHA Approved Prjct; VA Approved Prjct; Self Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$149 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: % Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 79 / 79 Status Change Date: 03/04/2024 Close of Escrow Date: 03/04/2024 Off Market Date: 02/10/2024	List Price: \$565,000 Sold Price: \$550,000 Sold Price/SqFt: \$302.36 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 % Seller Concession to Buyer: 5,700 \$ Closing Cost Split: Normal - N	Special Listing Cond: Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Supra (ARMLS)

Listed by: Highland Real Estate (hild01)

	6686280	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 2 Approx SqFt: 2,310 / County Assessor Price/SqFt: \$245.45 Year Built: 1973 Pool: Both Private & Community Encoded Features: 22RDP2G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 13,946 / County Assessor Approx Lot Acres: 0.320 Subdivision: HILLCREST 2 Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Out of Area Elementary School: Adult Jr. High School: Adult		High School District: Out of Area High School: Adult	

Cross Streets: Central and Thunderbird **Directions:** West to Canterbury Dr (Central Ave), North to Boca Raton, East to Medinan, North to Medinan Dr, West to Home.

Public Remarks: Beautiful Moon Valley Home located on a very private cul de sac. 55+ Community with Limited Room for 40-55 Year Olds. Separate family and living area perfect for entertaining guests. Located on a largest lot in the community and with a private pool, small putting green and mature fruit trees. The community offers a separate pool and recreation area as well. You will not be disappointed in this open floor plan, call today to view this home in Moon Valley!


Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 6 Pool Features: Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Grass Front; Grass Back Flooring: Carpet; Laminat; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Other Bedroom Split Laundry: Washer Included; Dryer Included Dining Area: Formal; Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N	Unit Style: All on One Level Const - Finish: Painted Construction: Block Roofing: Foam Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): HILLCREST 2 AN: 208-17-056-B Lot Number: 37 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$3,263/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail; Agency Disc Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$1,788 Annually Special Assmnt HOA: No HOA Transfer Fee: \$400	HOA Name: Hillcrest		HOA Telephone: 480-551-4300
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Clubhouse/Rec Center		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: \$149 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: 0% Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 3 / 3 Status Change Date: 05/01/2024 Close of Escrow Date: 05/01/2024 Off Market Date: 04/08/2024	List Price: \$550,000 Sold Price: \$567,000 Sold Price/SqFt: \$245.45 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 17,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: N/A; Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Phone Call
Lockbox Type: Supra (ARMLS)

Listed by: My Home Group Real Estate (myhg24)

	6694551	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2 Bedrooms Plus: 4 Approx SqFt: 2,137 / County Assessor Price/SqFt: \$271.4 Year Built: 1973 Flood Zone: No Pool: Community Only Encoded Features: 22FRDXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 9,489 / County Assessor Approx Lot Acres: 0.218 Subdivision: HILLCREST 3 Tax Municipality: Phoenix Marketing Name: Hillcrest Planned Cmty Name: Hillcrest Model: Builder Name: Del Trailer Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Washington Elementary District Elementary School: Lookout Mountain School Jr. High School: Mountain Sky Middle School		High School District: Glendale Union High School District High School: Thunderbird High School	

Cross Streets: 7th Street and Thunderbird Rd **Directions:** West on Thunderbird from 7th St. North on Canterbury Lane, east on Boca Raton, north on Medinan, east on Tam Oshanter.

Public Remarks: Welcome to Hillcrest, a Senior Adult Community located in the heart of Moon Valley. This 2 bedroom 2 bathroom home features hardwood and tile flooring through out the home with no interior steps. In addition to a large living room, this home also features a library and a family room. This lovely home is located on a large Cut-de-sac lot with mature landscaping.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Road Responsibility: Private Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Cul-De-Sac Lot; Mountain View(s); North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio Features: 9+ Flat Ceilings; No Interior Steps Community Features: Clubhouse/Rec Room; Community Pool; Golf Course Flooring: Tile; Wood	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Library-Blt-in Bkcase	Architecture: Territorial/Santa Fe Const - Finish: Painted; Stucco Construction: Block Roofing: Built-Up Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Sat Dish TV Lsd; Cable TV Avail; High Speed Internet Available Energy/Green Feature: Solar Panels Solar Panels: Ownership: Monthly Lease Assumption; Grid: On	County Code: Maricopa Legal Description (Abbrev): LOT 78 HILLCREST 3 MCR 013726 AN: 208-17-207-A Lot Number: 78 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$2,602/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information


HOA Y/N: Y / \$1,788 Annually Special Assmnt HOA: No HOA Transfer Fee: \$250	HOA Name: Hillcrest HIA	HOA Telephone: 480-551-4300
HOA 2 Y/N: N		
HOA 3 Y/N:		

Association Fee Incl: Blanket Ins Policy; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmks); Self 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: \$149 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 36 / 36 Status Change Date: 05/31/2024 Close of Escrow Date: 05/30/2024 Off Market Date: 05/31/2024	List Price: \$589,500 Sold Price: \$580,000 Sold Price/SqFt: \$271.41 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra (ARMLS)

Listed by: 1912 Realty (lfox01)

	6665027	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 2,342 / County Assessor Price/SqFt: \$279.83 Year Built: 1973 Pool: Community Only Encoded Features: 32RD2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 9,448 / County Assessor Approx Lot Acres: 0.217 Subdivision: HILLCREST 2 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Dell Traylor Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Washington Elementary District Elementary School: Adult Jr. High School: Adult		High School District: Glendale Union High School District High School: Adult	

Cross Streets: THUNDERBIRD & 7TH STREET **Directions:** WEST on T-BIRD to light at CANTERBURY, NORTH (R) on CANTERBURY to 1st street on RIGHT (BOCA RATON), enter HILLCREST then take your FIRST LEFT, then take your FIRST RIGHT which is CALAVAR. 102 is on L

Public Remarks: Welcome to 102 E. Calavar Rd - a stunning single-level gem with modern upgrades and luxurious features! It is a meticulously remodeled home which boasts exquisite living space in a prime location of Moon Valley with convenient access to amenities, shopping, and entertainment. This immaculate residence is a testament to comfort, style, and contemporary living. At 2,342 square feet, this charming and spacious home ensures ample room for relaxation, privacy, or as an ideal haven for entertainers. Enjoy the convenience of single-level living, providing accessibility and ease throughout the entire home. Enjoy the refreshing community pool, a perfect oasis for those warm Arizona days. The home offers the preferred North/South exposure and is located in an Age-Qualified Community.

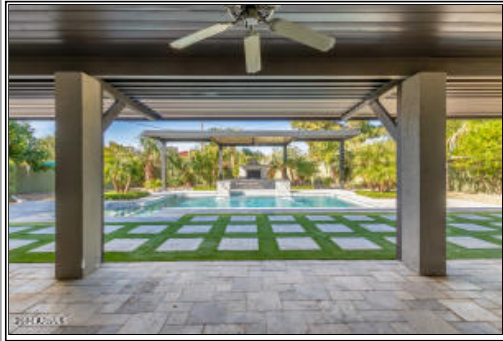
Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Separate Strge Area Road Responsibility: Private Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s); Patio; Private Street(s); Pvt Yrd(s)/Crtyrd(s) Features: Skylight(s); No Interior Steps Community Features: Community Pool Flooring: Tile Windows: Dual Pane Accessibility Feat.: Hard/Low Nap Floors; Bath Roll-In Shower; Mltpl Entries/Exits	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrn Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside Dining Area: Formal; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Floor Yr Updated: 2020; Floor Partial/Full: Full; Wiring Yr Updated: 2021; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2022; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2020; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2021; Roof Partial/Full: Full; Kitchen Yr Updated: 2020; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2020; Bath(s) Partial/Full: Full	Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Foam; Reflective Coating Fencing: Block Cooling: Refrigeration Heating: Electric Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: High Speed Internet Available	County Code: Maricopa Legal Description (Abbrev): LOT 46 HILLCREST 2 MCR 011926 AN: 208-17-065-B Lot Number: 46 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$3,159/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional; 1031 Exchange Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$1,788 Annually Special Assmnt HOA: No HOA Transfer Fee: \$0	HOA Name: Hillcrest HOA Management Company: self managed		HOA Telephone: 402-871-9863
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Self Managed		Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$149 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$1,490 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 22 / 22 Status Change Date: 03/29/2024 Close of Escrow Date: 03/28/2024 Off Market Date: 03/10/2024	List Price: \$649,900 Sold Price: \$655,381 Sold Price/SqFt: \$279.84 Loan Type: VA Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 10,000 \$ Closing Cost Split: Seller Assist - A	Special Listing Cond: Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text
Lockbox Type: Supra (ARMLS)

Listed by: Milgrove Realty (milg001)

	6786144	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 3 Bedrooms Plus: 3 Approx SqFt: 2,137 / County Assessor Price/SqFt: \$350.95 Year Built: 1973 Pool: Both Private & Community Encoded Features: 33RXPS2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 13,779 / County Assessor Approx Lot Acres: 0.316 Subdivision: HILLCREST 3 Tax Municipality: Phoenix Marketing Name: Hillcrest Planned Cmty Name: Hillcrest Model: Builder Name: Del Traylor Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Out of Area Elementary School: Adult Jr. High School: Adult		High School District: Out of Area High School: Adult	

Cross Streets: 77th & Thunderbird **Directions:** Head East on Thunderbird, Right on N Canterbury Dr, 1st Right onto E Boca Raton, Left on N Medinan Dr, Right on Calavar, 1st left on N Medinan Dr, Left onto E Tam OShanter to property.

Public Remarks: Welcome to this stunning residence on a peaceful cul-de-sac in sought after Moon Valley! You'll be delighted by the inviting living room with a neutral palette, tile flooring, a cozy fireplace, and sliding doors that lead to the fabulous backyard for seamless indoor-outdoor living. The eat-in kitchen comes with quartz counters, wood shaker cabinetry, recessed lighting, and stainless steel appliances. The main bedroom includes classic plantation shutters, an ensuite with double sinks, and a walk-in closet. Venture out into the enchanting backyard, boasting covered patio's w/misters, travertine pavers, an outdoor fireplace, lush natural turf, and a spectacular heated pool! Please see property features list in docs! Age restricted community, no permanent residents under 40.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener; Electric Vehicle Charging Station(s) Pool Features: Private; Heated; Solar Pool Equipment Spa: Private; Above Ground; Heated Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Exterior Fireplace Property Description: Cul-De-Sac Lot; Corner Lot; North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Grass Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Built-in BBQ; Covered Patio(s); Gazebo/Ramada; Misting System; Patio Features: Skylight(s); 9+ Flat Ceilings; Drink Wtr Filter Sys Community Features: Clubhouse/Rec Room; Community Pool; Community Spa Add'l Property Use: None Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Master Bedroom: Downstairs Additional Bedroom: 2 Master Bedrooms; Other Bedroom Downstairs; Separate Bedroom Exit; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Contemporary Const - Finish: Painted; Stucco Construction: Block Roofing: Built-Up; Reflective Coating Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric; Natural Gas Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available; Security Sys Owned Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned Outright	County Code: Maricopa Legal Description (Abbrev): LOT 67 HILLCREST 3 MCR 013726 AN: 208-17-196-A Lot Number: 67 Town-Range-Section: 3N-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$2,730/2024 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$1,956 Annually Special Assmnt HOA: No HOA Transfer Fee: \$0	HOA Name: Hillcrest 3	HOA Telephone: 480-551-4300	
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed		Rec Center Fee Y/N: N / \$0 Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$163 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 31 / 38 Status Change Date: 12/21/2024 Close of Escrow Date: 12/20/2024 Off Market Date: 12/21/2024	List Price: \$799,900 Sold Price: \$750,000 Sold Price/SqFt: \$350.96 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyer Concession to Seller: 0 \$ Seller Concession to Buyer: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Age Restricted (See Remarks)

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call
Lockbox Type: Supra (ARMLS)

Listed by: Realty ONE Group (reog01)