

	6549360 Residential Single Family - Detached Active
	<b>Beds/Baths:</b> 3 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 2,205 / County Assessor <b>Price/SqFt:</b> \$290.2 <b>Year Built:</b> 2010 <b>Pool:</b> Private Only <b>Encoded Features:</b> 32.5RDPO3G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached <b>Ele Sch Dist:</b> Litchfield Elementary District <b>Elementary School:</b> Litchfield Elementary School <b>Jr. High School:</b> Litchfield Elementary School
	<b>Approx Lot SqFt:</b> 8,450 / County Assessor <b>Approx Lot Acres:</b> 0.194 <b>Subdivision:</b> JACKRABBIT ESTATES <b>Tax Municipality:</b> Maricopa - COUNTY <b>Marketing Name:</b> Jackrabbit Estates <b>Planned Cmty Name:</b> Jackrabbit Estates <b>Model:</b> <b>Builder Name:</b> Woodside Homes <b>Hun Block:</b> <b>Map Code/Grid:</b> N26 <b>Building Number:</b> <b>High School District:</b> Agua Fria Union High School District <b>High School:</b> Agua Fria High School

**Cross Streets:** Jackrabbit Rd & Camelback **Directions:** FROM I-10: Exit on Jackrabbit Trail, East on Camelback to 193rd Dr, North on 193rd to Colter. East on Colter to 191st Dr. - FROM AZ-303: Exit on Camelback Rd (Exit 107), Turn right onto N 193rd Dr...

**Public Remarks:** Stunning, upgraded designer home with an amazing heated and lighted custom waterfall pool in a private backyard that backs up to Arroyo with a view of the spectacular White Tank mountains. Beautifully adorned with stone accents and impeccably finished split floorplan with crown moulding, designer wall accents, custom decor, 9' vaulted ceilings, laundry room second to none, gourmet kitchen with granite countertops, glass tile backsplash, a center island, custom cabinets and a breakfast nook. The spectacular split plan includes fabulous rooms and amenities like a den-media room, powder room, Jack & Jill bathroom, surround sound, picture windows, a formal dining room and a family "great room" living area. Elegant master suite completes this truly lovely home that wins "Best in Show"

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 2 <b>Pool Features:</b> Private; Heated <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back	<b>Kitchen Features:</b> Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Laundry:</b> Washer Included; Dryer Included <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y	<b>Const - Finish:</b> Painted; Stucco; Stone <b>Construction:</b> Frame - Wood <b>Roofing:</b> Tile <b>Fencing:</b> Wrought Iron <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Natural Gas <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 97 JACKRABBIT ESTATES MCR 079403 <b>AN:</b> 502-28-239 <b>Lot Number:</b> 97 <b>Town-Range-Section:</b> 2N-2W-16 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,155/2022 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Possession:</b> Close of Escrow

#### Fees & Homeowner Association Information

<b>HOA Y/N:</b> Y / \$95.25 Monthly <b>Special Assmnt HOA:</b> No <b>HOA Transfer Fee:</b> \$0	<b>HOA Name:</b> Arroyo Mountain Est <b>HOA Telephone:</b> 480-759-4945
<b>HOA 2 Y/N:</b> N	
<b>HOA 3 Y/N:</b>	
<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks)	<b>Rec Center Fee Y/N:</b> N <b>Rec Center Fee 2 Y/N:</b> <b>Land Lease Fee Y/N:</b> N <b>PAD Fee Y/N:</b> N
	<b>Ttl Mthly Fee Equiv:</b> \$95.25 <b>Cap Improvement/Impact Fee:</b> \$0 <b>Prepaid Association Fees HOA:</b> \$0 <b>Disclosure Fees HOA:</b> \$0 <b>Cap Improvement/Impact Fee 2:</b> <b>Other Fees HOA:</b> \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 1 / 1 <b>Status Change Date:</b> 05/01/2023	<b>List Price:</b> \$639,900	<b>SA:</b> N / <b>BB:</b> Y / 2.5% <b>Var:</b> N <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

Listed by: Realty ONE Group (reog13)