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Cross Streets: CAMELBACK ROAD & HAYDEN ROAD (NW CORNER) **Directions:** FROM 101 FWY: Exit off Chaparral or Indian School Roads (Camelback is in between the two exits), Head North or South to Camelback Road, Head West on Camelback to entrance on 78th Street (light)

Public Remarks: FREE SUNSETS!!! Wake up every morning to a mountain view from every room and be blessed with Arizona sunsets from an enclosed patio with beautiful, new white shutters covering the picturesque windows overlooking the golf course. Spectacular new custom white solid doors, freshly painted smooth walls, lovely remodeled spaces with timeless adornments and modern fixtures, private end unit with new security door knobs and locks just steps away from the laundry room. Brand new four drawer refrigerator, Silestone countertops (no cutting boards needed), bright adjustable lighting fixtures and a Bosch dishwasher completes this amazing condo kitchen. Walk to downtown Scottsdale to enjoy the farmer's market, restaurants and entertainment. Free golf, three pools and direct access to bike, walk paths.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Garage Spaces: 1 Carport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Addtn'l Purchasable Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Corner Lot; City Light View(s); Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Front; Grass Back Exterior Features: Balcony; Built-in BBQ; Covered Patio(s); Gazebo/Ramada; Patio; Screened in Patio(s); Storage; Tennis Court(s) Features: Elevator; No Interior Steps Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Laundry; Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; Guarded Entry; Historic District; Near Bus Stop; On-Site Guard; Workout Facility Flooring: Tile Accessibility Feat.: Zero-Grade Entry</p>	<p>Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm Laundry: See Remarks Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room; Arizona Room/Lanai Items Updated: Floor Yr Updated: 2014; Floor Partial/Full: Full; Plmbg Yr Updated: 2023; Plmbg Partial/Full: Partial; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Partial</p>	<p>Architecture: Territorial/Santa Fe; Contemporary; Santa Barbara/Tuscan Building Style: High Rise Unit Style: All on One Level Const - Finish: Painted Construction: Block Roofing: Built-Up Fencing: Wrought Iron; Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; High Speed Internet Available</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT B504 SCOTTSDALE SHADOWS 3 MCR 000030 AN: 173-76-589 Lot Number: B504 Town-Range-Section: 2N-4E-23 Cty Bk&Pg: Plat: Taxes/Yr: \$654/2023 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: Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow</p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$575.14 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$400	HOA Name: Scottsdale Shadows 3 HOA Management Company: RCI	HOA Telephone: (480) 994-0433 HOA Management Phone: (480) 994-0433
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Water; Sewer; Garbage Collection; Pest Control; Air Cond/Heating; Electric; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks)	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: \$575.14 Cap Improvement/Impact Fee: \$2,500 Prepaid Association Fees HOA: \$3,001.26 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 64 / 64 List Date: 12/11/2023 Expire Date: 11/02/2024 Status Change Date: 01/03/2024 On Market Date: 01/03/2024	Original List Price: \$399,500 List Price: \$349,500	SA: N / BB: Y / 2.5% Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Remarks: TWO PARKING SPACES - Second parking spot included with sale until October 31, 2024 (Rented, Owner info will be provided at COE). PETS OK - ESA pets allowed, forms in office can be provided. LAUNDRY - inside laundry installation allowed on individual basis with HOA approval.

Semi-Private Remarks: SELLER WILL PAY \$2500 MOVE-IN FEE

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service; Aligned Showings; Text; Email; Phone Call	Occupant - DND2: Owner Ownr/Occ Name - DND2: SANDRA K SHAFMAN TRUST	Lockbox Type: Mech-box / Combo Lockbox Location: FRONT DOOR Gate Code - DND2: SHAFMAN 25-504 Mech-box Code - DND2: 7577

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Dana Shafman ds841 SA639858000	Realty ONE Group reog13 CO578024013	602-432-7230	623-552-3773	danashafman@icloud.com	602-432-7230 602-432-7230	602-926-0441

Prepared by Dana Leigh Shafman

*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 customers or clients in any manner whatsoever.*

03/07/2024
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