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|---|-------------|---|--------|
| 2677145   | Residential | Single Family - Detached  | Closed |
| <b>Beds/Baths:</b> 4 / 3<br><b>Bedrooms Plus:</b> 4<br><b>Approx SqFt:</b> 2,311 / County Assessor<br><b>Price/SqFt:</b> \$194.72<br><b>Year Built:</b> 1994<br><b>Pool:</b> Private Only<br><b>Encoded Features:</b> 43FRP3G<br><b>Exterior Stories:</b> 2<br><b># of Interior Levels:</b> 2<br><b>Dwelling Type:</b> Single Family - Detached |             | <b>Approx Lot SqFt:</b> /<br><b>Apx Lot Size Range:</b> 12,501 - 15,000<br><b>Subdivision:</b> OASIS AT ANOZIRA<br><b>Tax Municipality:</b><br><b>Marketing Name:</b><br><b>Planned Cmty Name:</b><br><b>Model:</b> 43FRDP3G/RMDL<br><b>Builder Name:</b> HANCOCK<br><b>Hun Block:</b> 7000 S<br><b>Map Code/Grid:</b> S37<br><b>Bldg Number:</b> |        |
| <b>Ele Sch Dist:</b> 028 - Kyrene Elementary District<br><b>Elementary School:</b> Kyrene del Norte School<br><b>Jr. High School:</b> Kyrene  |             | <b>High School Dist #:</b> 213 - Tempe Union High School District<br><b>High School:</b> Marcos de Niza   |        |

**Cross Streets:** ELLIOT & MCCLINTOCK,NORTH ON MCCLINTOCK **Directions:** TO ANOZIRZ PKWY,RIGHT/EAST TO STOP SIGN LEFT/NORTH TO HEATHER,LEFT/WEST TO DRAKE.HOME IS ON SE CORNER OF DRAKE&HEATHER.

**Public Remarks:** \*\*\*\*\*12349 SQFT CORNER LOT\*\*\*\*HUGE\*\*\*\*\* BACKYARD\*\*\*\*\*REMODELLED\*\*\*\*\* GORGEOUS 4BDRM/3BA HOME IN LAKE COMMUNITY.CORNER LOT IN CUL-DE-SAC., FRESH PAINT INSIDE AND OUTSIDE.LIGHTLY LIVED IN AND NO PETS.HUGE MASTER WITH MIRRORED DOORS.WALK IN CLOSET.BDRM 2 & 3RD UP W/JACK & JILL BATH. 4TH BDRM DOWN W/FULLBATH,GREAT FOR GUEST OR MOTHER-IN-LAW.ALL BATHRMS HAVE BEVELLED MIRRORS.STORAGE CABINETS AND WORKBENCH IN THE GARAGE., EXTENDED COVRD SALTILLO TILE PATIO.PLEASE NOTE;B/I GAS BARBECUE,MISTING SYS AND BOSE SPEAKERS ARE IN AS IS CONDITION.HUGE BKYD W/PADDOCK PLAY.,

|                             |                          |                        |                          |                          |
|-----------------------------|--------------------------|------------------------|--------------------------|--------------------------|
| <b>Master Bedroom</b> 18 17 | <b>Bedroom 2</b> 15 11   | <b>Bedroom 3</b> 12 10 | <b>Bedroom 4</b> 13 10   | <b>Living Room</b> 16 15 |
|                             | <b>Family Room</b> 17 13 | <b>Kitchen</b> 16 14   | <b>Dining Room</b> 11 10 |                          |

| Features  | Room Details   | Construction & Utilities   | County, Tax and Financing   |
|---|--|--|---|
| <b>Approx SqFt Range:</b> 2,251 - 2,500<br><b>Garage Spaces:</b> 3<br><b>Carpport Spaces:</b> 0<br><b>Total Covered Spaces:</b> 3<br><b>Slab Parking Spaces:</b> 0<br><b>Pool - Private:</b> Pool - Private<br><b>Spa:</b> None<br><b>Horses:</b> N<br><b>Fireplace:</b> No Fireplace<br><b>Windows:</b> Sunscreen(s) | <b>Kitchen Features:</b> Disposal<br><b>Master Bathroom:</b> Separate Shwr & Tub<br><b>Master Bedroom:</b> Split<br><b>Laundry:</b> Dryer Included<br><b>Dining Area:</b> Eat-in Kitchen<br><b>Other Rooms:</b> Family Room<br><b>Items Updated:</b> Pool Partial/Full: Full | <b>Const - Finish:</b> Stucco<br><b>Construction:</b> Frame - Wood<br><b>Roofing:</b> Tile<br><b>Fencing:</b> Block<br><b>Cooling:</b> Refrigeration<br><b>Heating:</b> Electric Heat<br><b>Utilities:</b> SRP<br><b>Water:</b> City Water<br><b>Sewer:</b> Sewer - Public | <b>County Code:</b> Maricopa<br><b>Legal Description (Abbrev):</b><br><b>AN:</b> 308-11-051<br><b>Lot Number:</b> 51<br><b>Town-Range-Section:</b> --<br><b>Cty Bk&amp;Pg:</b><br><b>Plat:</b><br><b>Taxes/Yr:</b> \$2,273/2006<br><b>Ownership:</b> Fee Simple<br><b>New Financing:</b> CTL<br><b>Total Asum Mnth Pmts:</b> \$0<br><b>Down Payment:</b> \$0<br><b>Existing 1st Loan:</b> Treat as Free&Clear<br><b>Existing 1st Ln Trms:</b><br><b>Disclosures:</b> Seller Discl Avail<br><b>Possession:</b> Close of Escrow |

**Fees & Homeowner Association Information**

|                                    |  |
|------------------------------------|--|
| <b>HOA Y/N:</b> Y / \$52 / Monthly |  |
| <b>HOA 2 Y/N:</b> //               |  |
| <b>HOA 3 Y/N:</b> //               |  |

|  |  |   |
|--|--|---|
| <b>Association Fee Incl:</b> Common Area Maint<br><b>Assoc Rules/Info:</b> Pets OK (See Rmrks) | <b>Rec Center Fee Y/N:</b> //<br><b>Rec Center Fee 2 Y/N:</b> //<br><b>Land Lease Fee Y/N:</b> //<br><b>PAD Fee Y/N:</b> / \$0 / | <b>Ttl Mthly Fee Equiv:</b> \$52<br><b>Cap Imprv/Impact Fee:</b><br><b>Cap Impv/Impt Fee 2:</b> |
|--|--|---|

| Listing Dates   | Pricing and Sale Info  | Listing Contract Info |
|---|--|-----------------------|
| <b>CDOM/ADOM:</b> 142 / 144<br><b>Status Change Date:</b> 05/29/2007<br><b>Close of Escrow Date:</b> 06/12/2007<br><b>Off Market Date:</b> 05/29/2007 | <b>List Price:</b> \$450,000<br><b>Sold Price:</b> \$450,000<br><b>Sold Price/SqFt:</b> \$194.72<br><b>Buyr Concess to Sell:</b> 0 %<br><b>Sellr Concess to Buy:</b> 0 % |                       |

Listed by: West USA Realty (wusa04)