

## Agent Report (1)

4642 N 186TH LN, Goodyear, AZ 85395

\$1,399,000

	6519311	Residential	Single Family - Detached	Active
	<b>Beds/Baths:</b> 6 / 5.5 <b>Bedrooms Plus:</b> 9 <b>Approx SqFt:</b> 5,321 / County Assessor <b>Price/SqFt:</b> \$262.92 <b>Year Built:</b> 2017 <b>Pool:</b> Private Only <b>Encoded Features:</b> 65.5FRDPSO4G2S <b>Exterior Stories:</b> 2 <b># of Interior Levels:</b> 2 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 24,256 / County Assessor <b>Approx Lot Acres:</b> 0.557 <b>Subdivision:</b> SEDELLA PARCEL 3A <b>Tax Municipality:</b> Goodyear <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> Providence <b>Builder Name:</b> MERITAGE HOMES <b>Hun Block:</b> <b>Map Code/Grid:</b> P27 <b>Building Number:</b>	
	<b>Ele Sch Dist:</b> Litchfield Elementary District <b>Elementary School:</b> Scott L Libby Elementary School <b>Jr. High School:</b> Verrado Middle School		<b>High School District:</b> Agua Fria Union High School District <b>High School:</b> Verrado High School	

**Cross Streets:** Perryville Rd & Camelback Rd **Directions:** From 303 head West on W Indian School Road, Right on N Sedella Pkwy, Left on W La Maroma Dr, Left on W Campbell Ave, Right on N 186th Ln. Home will be on the left.

**Public Remarks:** Incredible North Goodyear home showcases 6 bedrooms, 5.5 bathrooms on over half an acre! Located in the gated master planned community, Preserve at Sedella, you'll have access to resort-style amenities. Built in 2017, the floorplan features an office and den downstairs, as well as a game room and media room upstairs with plenty of space for work and play. The gourmet kitchen has a large island with seating for 6, granite countertops, double wall ovens and a huge pantry. The downstairs primary bedroom features a private exit to the backyard and a luxury ensuite bathroom with dual vanities, large shower, garden tub and huge closet! You'll love the convenience of two laundry rooms - one on each floor of the home. Jack & Jill bathrooms adjoin the upstairs bedrooms and the 6th bedroom has a

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 4 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 4 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener; Gated Parking; RV Garage; RV Gate; RV Parking <b>Pool Features:</b> Private; Heated <b>Spa:</b> Private; Heated <b>Horses:</b> N <b>Fireplace:</b> Firepit <b>Landscaping:</b> Gravel/Stone Front; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Patio; Storage <b>Features:</b> 9+ Flat Ceilings; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Biking/Walking Path <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Low-E; Vinyl Frame	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Multiple Ovens; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Downstairs <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst <b>Laundry:</b> Engy Star (See Rmks); Inside <b>Dining Area:</b> Formal; Eat-in Kitchen; Breakfast Bar <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room; Great Room; Bonus/Game Room; Loft; Separate Workshop	<b>Const - Finish:</b> Painted; Stucco; Stone; Low VOC Paint <b>Construction:</b> Frame - Wood; Spray Foam Insulatn <b>Roofing:</b> Tile; Concrete <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s); Programmable Thmstat <b>Heating:</b> Natural Gas <b>Plumbing:</b> Dual Flush Toilet; Gas Hot Water Heater <b>Utilities:</b> APS <b>Water:</b> Pvt Water Company <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> 3+ Exist Tele Lines; Cable TV Avail; Ntwrk Wrng Multi Rms <b>Energy/Green Feature:</b> Solar Panels; Multi-Zones <b>Solar Panels:</b> Ownership: Monthly Lease Assumption	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 807 SEDELLA PARCEL 3A MCR 125809 <b>AN:</b> 502-30-618 <b>Lot Number:</b> 807 <b>Town-Range-Section:</b> 2N-2W-22 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$4,403/2022 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Auction:</b> No <b>Possession:</b> Close of Escrow

## Fees &amp; Homeowner Association Information

<b>HOA Y/N:</b> Y / \$114 Monthly <b>Special Assmnt HOA:</b> No <b>HOA Transfer Fee:</b> \$516	<b>HOA Name:</b> Sedella Master Comm <b>HOA Management Company:</b> AAM, LLC	<b>HOA Telephone:</b> 602-957-9191 <b>HOA Management Phone:</b> 602-957-9191
<b>HOA 2 Y/N:</b> N		
<b>HOA 3 Y/N:</b>		
<b>Association Fee Incl:</b> Common Area Maint; Street Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); Prof Managed	<b>Rec Center Fee Y/N:</b> N <b>Rec Center Fee 2 Y/N:</b> N <b>Land Lease Fee Y/N:</b> N <b>PAD Fee Y/N:</b> N	<b>Ttl Mthly Fee Equiv:</b> \$114 <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> \$0 <b>Other Fees HOA:</b> \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 37 / 37 <b>List Date:</b> 02/10/2023 <b>Expire Date:</b> 07/07/2023 <b>Status Change Date:</b> 02/10/2023	<b>Original List Price:</b> \$1,399,000 <b>List Price:</b> \$1,399,000	<b>SA:</b> N / <b>BB:</b> Y / 2.5% <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**Office Remarks:**

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes <b>To Schedule Showing:</b> Contact Via ShowingTime, Text, Phone or Email <b>Primary Showing Contact:</b> Co-Listing Agent <b>Alarm Activated:</b> Yes	<b>Occupant - DND2:</b> Owner <b>Ownr/Occ Name - DND2:</b> Client of The Laughton Team	<b>ARMLS Lockbox:</b> No <b>Non-ARMLS Lockbox:</b> No <b>Alarm Code - DND2:</b> Call Co-List

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	George Laughton gl139 SA579470000	My Home Group Real Estate myhg21 LC562698013	623-692-4820	623-242-9459	<a href="mailto:info@laughtonteam.com">info@laughtonteam.com</a>	623-692-4820 623-692-4820	623-321-1243
CLA	Tiffany Gobster tg195 SA653081000		623-692-4820	623-242-9459	<a href="mailto:tiffany@laughtonteam.com">tiffany@laughtonteam.com</a>	623-692-4820 623-692-4820	

**DND2 ( D o N or 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.

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