

	6524454	Residential	Single Family - Detached	Pending
	Beds/Baths: 3 / 2		Approx Lot SqFt: 10,528 / County Assessor	
	Bedrooms Plus: 3		Approx Lot Acres: 0.242	
	Approx SqFt: 1,186 / County Assessor		Subdivision: SOUTH MOUNTAIN HEIGHTS	
	Price/SqFt: \$198.15		Tax Municipality: Phoenix	
	Year Built: 1959		Marketing Name:	
	Pool: None		Planned Cmty Name:	
	Encoded Features: 32RO1C1S		Model:	
	Exterior Stories: 1		Builder Name: Unknown	
	# of Interior Levels: 1		Hun Block:	
	Dwelling Type: Single Family - Detached		Map Code/Grid: S34	
	Dwelling Styles: Detached		Building Number:	
	Ele Sch Dist: Roosevelt Elementary District		High School District: Phoenix Union High School District	
	Elementary School: Southwest Elementary School		High School: Cesar Chavez High School	
	Jr. High School: Phoenix Coding Academy			

Cross Streets: Dobbins and Central

Directions:

**Public Remarks:** Great location near South Mountain! Single level home with a great floor plan, 3 bed, 2 bath. This home is in need of repair but has great bones. Huge storage building in the backyard with electrical. 1 car carport. Home is being sold in AS-IS condition and needs interior updating. This sale is subject to probate court approval.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 1 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Dirt Back Exterior Features: Covered Patio(s); Storage Features: Fix-Up Needs Repair	Kitchen Features: None Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Other Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 75 SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103 MCR 004714 AN: 300-60-067 Lot Number: 75 Town-Range-Section: 1S-3E-8 Cty Bk&Pg: Plat: Taxes/Yr: \$706/2022 Ownership: Fee Simple New Financing: Cash Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information	
HOA Y/N: N	
HOA 2 Y/N:	
HOA 3 Y/N:	

Association Fee Incl: No Fees	Rec Center Fee Y/N:	Ttl Mthly Fee Equiv: \$0
Assoc Rules/Info: Not Managed	Rec Center Fee 2 Y/N:	Cap Improvement/Impact Fee:
	Land Lease Fee Y/N: N	Cap Improvement/Impact Fee 2:
	PAD Fee Y/N: N	Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 02/28/2023 Off Market Date: 02/28/2023	List Price: \$235,000	SA: N / BB: Y / 3% Var: N Other Compensation: Special Listing Cond: Court Approval Reqd; Probate/Estate Status Update: Multiple Offers Recd

Listed by: Infinity & Associates Real Estate (rein001)