

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

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

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

<b>Association Fee Incl:</b> No Fees <b>Assoc Rules/Info:</b> Not Managed	<b>Rec Center Fee Y/N:</b> <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> \$0 <b>Cap Improvement/Impact Fee:</b> <b>Cap Improvement/Impact Fee 2:</b> <b>Other Fees HOA:</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 4 / 4 <b>Status Change Date:</b> 02/28/2023 <b>Off Market Date:</b> 02/28/2023	<b>List Price:</b> \$235,000	<b>SA: N / BB: Y / 3% Var:</b> N <b>Other Compensation:</b> <b>Special Listing Cond:</b> Court Approval Reqd; Probate/Estate <b>Status Update:</b> Multiple Offers Recd

Listed by: Infinity & Associates Real Estate (rein001)