

|   |   |             |  |         |
|---|---|-------------|--|---------|
|  | 6524454   | Residential | Single Family - Detached   | Pending |
|   | Beds/Baths: 3 / 2<br>Bedrooms Plus: 3<br>Approx SqFt: 1,186 / County Assessor<br>Price/SqFt: \$198.15<br>Year Built: 1959<br>Pool: None<br>Encoded Features: 32RO1C1S<br>Exterior Stories: 1<br># of Interior Levels: 1<br>Dwelling Type: Single Family - Detached<br>Dwelling Styles: Detached |             | Approx Lot SqFt: 10,528 / County Assessor<br>Approx Lot Acres: 0.242<br>Subdivision: SOUTH MOUNTAIN HEIGHTS<br>Tax Municipality: Phoenix<br>Marketing Name:<br>Planned Cmty Name:<br>Model:<br>Builder Name: Unknown<br>Hun Block:<br>Map Code/Grid: S34<br>Building Number: |         |
|   | Ele Sch Dist: Roosevelt Elementary District<br>Elementary School: Southwest Elementary School<br>Jr. High School: Phoenix Coding Academy  |             | High School District: Phoenix Union High School District<br>High School: 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  |
|--|--|---|--|
| Garage Spaces: 0<br>Carport Spaces: 1<br>Total Covered Spaces: 1<br>Slab Parking Spaces: 1<br>Pool Features: No Pool<br>Spa: None<br>Horses: N<br>Fireplace: No Fireplace<br>Property Description: Mountain View(s); North/South Exposure<br>Landscaping: Dirt Back<br>Exterior Features: Covered Patio(s); Storage<br>Features: Fix-Up Needs Repair | Kitchen Features: None<br>Master Bathroom: Full Bth Master Bdrm<br>Laundry: Wshr/Dry HookUp Only<br>Dining Area: Eat-in Kitchen<br>Basement Y/N: N<br>Sep Den/Office Y/N: N<br>Other Rooms: Great Room | Const - Finish: Painted<br>Construction: Block<br>Roofing: Comp Shingle<br>Fencing: Block<br>Cooling: Refrigeration<br>Heating: Other<br>Utilities: APS<br>Water: City Water<br>Sewer: Sewer - Public | County Code: Maricopa<br>Legal Description (Abbrev): LOT 75 SOUTH MOUNTAIN HEIGHTS ANNEX 18-43, 78-103 MCR 004714<br>AN: 300-60-067<br>Lot Number: 75<br>Town-Range-Section: 1S-3E-8<br>Cty Bk&Pg:<br>Plat:<br>Taxes/Yr: \$706/2022<br>Ownership: Fee Simple<br>New Financing: Cash<br>Existing 1st Loan: Treat as Free&Clear<br>Existing 1st Ln Trms:<br>Disclosures: Agency Discl Req<br>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<br>Assoc Rules/Info: Not Managed |  | Rec Center Fee Y/N:<br>Rec Center Fee 2 Y/N:<br>Land Lease Fee Y/N: N<br>PAD Fee Y/N: N | Ttl Mthly Fee Equiv: \$0<br>Cap Improvement/Impact Fee:<br>Cap Improvement/Impact Fee 2:<br>Other Fees HOA: |

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

Listed by: Infinity & Associates Real Estate (rein001)