


Client Report (1)

15601 N MARKET ST Surprise, AZ 85374

\$89,900

	4533544 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 SF: 1,141 / County Assessor  Year Built: 1998 Pool: None EF: 32FR2G Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: DAVE BROWN AT WEST POINT Tax Municipality: Surprise Marketing Name: Planned Cmty Name: Model: UNKNOWN Builder Name: BROWN Hun Block: 13150 W Map Code/Grid: L29 Bldg Number:
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Kingswood Jr. High School: Valley Vista	High School Dist #: 089 - Dysart Unified District High School: Kingswood

**Cross Streets:** DYSART RD. & GREENWAY RD. **Directions:** GO WEST ON GRAND AVE/US 60, SOUTH ON DYSART RD., WEST ON TARA LN. (2ND RIGHT), SOUTH ON GIL BALCOMBE ST. TO THE PROPERTY ON THE LEFT (EAST SIDE).

**Public Remarks:** COME & SEE THIS BEAUTIFUL HOME IN THE CITY OF SURPRISE! NOT AN REO OR SHORT SALE! QUICK CLOSE & READY TO MOVE-IN! FRESHLY PAINTED, NEW CARPET, BRAND NEW AC & AIR HANDLING UNIT, NEW SECURITY DOOR, 2-CAR GARAGE W/ EPOXY-COAT FLOOR, BRAND NEW GARAGE DOOR OPENER, 3 BEDS/2 BATHS, EAT-IN KITCHEN W/ OAK CABINETS & TOP OF THE LINE APPLIANCES, VAULTED CEILING, MASTER BEDROOM W/ WALK-IN CLOSET, PROFESSIONALLY LANDSCAPED WITH MATURE TREES IN THE FRONTYARD & A LOT MORE. LOCATED NEAR SHOPS, RESTAURANTS, SCHOOLS, PARKS AND MAJOR HIGHWAYS. ABSOLUTELY A GREAT STARTER HOME & INVESTMENT POTENTIAL. DON'T PASS THIS ONE UP! CALL US NOW & SHOW IT TODAY!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,000 - 1,200 <b>Parking:</b> 2 Car Garage  <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N  <b>Fireplace:</b> No Fireplace  <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Childrens Play Area <b>Features:</b> Vaulted Ceiling(s) <b>Complex Feature:</b> Biking/Walking Path  <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile	<b>Kitchen Features:</b> Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Laundry in Garage <b>Dining Area:</b> Eat-in Kitchen <b>Other Rooms:</b> Family Room <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2005; Floor Partial/Full: Full; Wiring Yr Updated: 2010; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2010; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2010; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2010; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2010; Bath(s) Partial/Full: Partial	<b>Architecture:</b> Ranch  <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood  <b>Roofing:</b> All Tile <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric Heat <b>Utilities:</b> APS <b>Water:</b> Pvt Water Company <b>Sewer:</b> Sewer - Public; Sewer in & Cnctd <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail <b>Energy/Green Feature:</b> Ceiling Fan(s)	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> DAVE BROWN AT WEST POINT <b>AN:</b> 501-16-302 <b>Lot Number:</b> 263 <b>Town-Range-Section:</b> 3N-1W-3 <b>Cty Bk &amp; Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$722.46/2010 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Total Asum Mnth Pmts:</b> \$0  <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Agency Discl Req  <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> WESTPOINT TOWN	<b>HOA Fee/Paid:</b> \$132/Quarterly <b>Association Fee Incl:</b> Street	<b>Assoc Rules/Info:</b> Pets OK (See Rmrks); No Vsble TrkTrlrRvBt;
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2/8/2011

flexmls Web

CENT HOA Telephone: (602) 437-4777	Maint	Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0  PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1	List Price: \$89,900	Special Listing Cond: Owner/Agent; N/A

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,  
FTHBC - Expect A High Level Of Service!

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