


Client Report (1)

22641 N HANCE BLVD Phoenix, AZ 85027

\$183,000

	4514024 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 SF: 2,313 / County Assessor Year Built: 2000 Pool: Private EF: 32FRDPO2G Approx Lot SqFt: 8,400 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: ADOBE HIGHLANDS Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: CONTINENTAL HOMES Hun Block: 4001 S Map Code/Grid: J33 Bldg Number:
	Ele Sch Dist: 097 - Deer Valley Unified District Elementary School: Paseo Hills Jr. High School: Deer Valley	High School Dist #: 097 - Deer Valley Unified District High School: Barry Goldwater

Cross Streets: 35th Avenue and Pinnacle Peak **Directions:** South to Parkside, East to Hance Blvd

Public Remarks: Another great investment opportunity with incredible value! Ranch-type, bright and airy, Three bedrooms, 2 baths, plus a den/office. Large kitchen, upgraded kitchen with granite countertop, cozy master bedroom with walk-in closet, separate shower/tub, with private pool, mature landscape and a lot more. Home in an adorable neighborhood! Close to schools, bus stop, restaurant, parks and freeways. Put your offers in now! This won't last long. Seller has limited knowledge of the property and shall not provide SPDS and CLUE Reports. Buyers to verify facts and figures. Please see realtor remarks & document section for instructions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Feature: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Golf Course; Near Bus Stop Flooring: Carpet; Tile	Kitchen Features: Disposal; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room; Den/Office Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval	County Code: Maricopa Legal Subdivision: ADOBE HIGHLANDS AN: 206-02-358 Lot Number: 356 Town-Range-Section: 4N-2E-14 Cty Bk&Pg: Plat: Taxes/Yr: \$1,844.16/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Adobe Highlands HOA HOA Telephone: (623) 691-6500	HOA Fee/Paid: \$77.57/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmks); Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: \$0
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PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 28 / 28	List Price: \$183,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

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