


Client Report (1)

6771 N 71ST DR Glendale, AZ 85303

\$111,500

	4442390 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 SF: 1,901 / County Assessor Year Built: 2007 Pool: None EF: 32FR2G Approx Lot SqFt: 7,020 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Morningstar Estates Tax Municipality: Glendale Marketing Name: Planned Cmty Name: Model: Builder Name: Brown Family Hun Block: 6900 N Map Code/Grid: N31 Bldg Number:
	Ele Sch Dist: 040 - Glendale Elementary District Elementary School: Desert Garden Jr. High School: Challenger	High School Dist #: 205 - Glendale Union High School District High School: Independence

Cross Streets: Glendale Ave & 71st Ave **Directions:** Head East on W Glendale Ave, right at N 71st Ave, 1st right on W Flynn Ln, then left at N 71st Dr to the property on the left.

Public Remarks: Pre-approved Short Sale! We should be getting an approval in less than a month but buyer walked away! Verbal approval is at list price so put your offers in now! Seller wants to sell it asap! This is a well-designed floor plan with lots of upgrades. Spacious great room with island kitchen, upgraded cabinets, vaulted ceilings, lovely dining area, tile in all the right places, large patio which suits our Arizona lifestyle, nice backyard with room for pool & BBQ, frontyard/backyard landscaping with drip system and a lot more! Must see to appreciate it! Buyer to verify facts & figures. Please see Realtor Remarks & Document section for instructions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage RV Parking: RV Gate Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s) Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path Flooring: Carpet; Tile	Kitchen Features: Disposal; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room 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: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: MORNINGSTAR ESTATES AN: 144-01-498 Lot Number: 7 Town-Range-Section: 2N-1E-12 Cty Bk&Pg: Plat: Taxes/Yr: \$1,793.12/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Ogden & Company HOA Telephone: 480-396-4567	HOA Fee/Paid: \$55/Monthly Association Fee Incl: Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); No Vsble TrkTrlrRvBt; Rental OK (See Rmrks); FHA
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1/29/2011

flexmls Web

	HOA Transfer Fee Amt: \$250	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: 167 / 167	List Price: \$111,500	Special Listing Cond: Preaprvd Short Sale; Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

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

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