


Client Report (1)

7226 S 37TH DR Phoenix, AZ 85041

\$87,000

	4521932 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2.5 SF: 2,426 / County Assessor Year Built: 2005 Pool: Community EF: 32.5FRO2G Approx Lot SqFt: 3,750 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Trails at Amber Ridge Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Ryland Homes of Arizona Hun Block: 3700 W Map Code/Grid: R33 Bldg Number:
	Ele Sch Dist: 059 - Laveen Elementary District Elementary School: Maurice C. Cash Jr. High School: Vista del Sur	High School Dist #: 210 - Phoenix Union High School District High School: Cesar Chavez

Cross Streets: Baseline Road and 35th Ave. **Directions:** From I-10 go South along Baseline Road. Past 35th Ave, right on S. 37th Lane; Right of W. Dunbar Dr.; Left on 37th Dr.

Public Remarks: SHORT SALE. Nice location near community pool. Located in a subdivision just across Cesar Chavez High School along Baseline Road. Backyard has iron fence overlooking the children's playground.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Soft Water Loop Complex Feature: Children's Playgrnd; Community Pool Flooring: Carpet; Tile	Kitchen Features: Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Wshr/Dry HookUp Only Dining Area: Dining in FR Other Rooms: Family Room; Loft Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Technology: Pre-Wire Sat Dish; Cable TV Avail Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: TRAILS AT AMBER RIDGE AN: 105-90-586 Lot Number: 130 Town-Range-Section: 1N-2E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$1,741.58/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Agency Disc Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: AAM Management HOA Telephone:	HOA Fee/Paid: \$65.8/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: 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: 149 / 158	List Price: \$87,000	Special Listing Cond: Short Sale Aprvl Req
Listed by: HomeFinder Hub Realty (hohu001)		

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