


Client Report (1)

4007 W SOLAR DR Phoenix, AZ 85051

\$42,000

	4471484 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 SF: 1,818 / County Assessor Year Built: 1960 Pool: Private EF: 32FRDXPO2G Approx Lot SqFt: 10,685 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: MELROSE SHADOWS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 7200 N Map Code/Grid: N33 Bldg Number:
	Ele Sch Dist: 205 - Glendale Union High School District Elementary School: Washington Elementary - Phoenix Jr. High School: Glendale High	High School Dist #: 205 - Glendale Union High School District High School: Glendale

Cross Streets: GLENDALE AVE & 41ST AVE **Directions:** GO EAST ON W GLENDALE AVE, NORTH ON N 41ST AVE, EAST ON W SOLAR DR. PROPERTY IS LOCATED AT THE CENTER OF THE CUL-DE-SAC.

Public Remarks: APPROVED SHORT SALE! QUICK CLOSE! PRICED WAY BELOW MARKET VALUE! COME & SEE THIS BEAUTIFULLY APPOINTED 1,818 SQ.FT. SINGLE LEVEL HOME -- IT SITS ON A QUARTER ACRE CUL-DE-SAC LOT, 3 BEDS/2 BATHS, FORMAL LIVING & DINING ROOMS, COZY FIREPLACE, TILE FLOORS THROUGHOUT, FENCED POOL, AND A BONUS ARIZONA ROOM. PREVIOUSLY LICENSED FOR AN ADULT HOME CARE. HOME NEEDS SOME TLC & IS SOLD IN "AS IS" CONDITION WITHOUT WARRANTIES. NO A/C UNIT. SELLER HAS LIMITED KNOWLEDGE OF PROPERTY AND SHALL NOT PROVIDE SPDS/CLUE. 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 Pool - Private: Pool - Private; Fenced Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Property Description: Cul-De-Sac Lot Landscaping: Gravel/Stone Front; Grass Back Exterior Features: Covered Patio(s) Features: Fix-Up Needs Repair Complex Feature: Biking/Walking Path; Children's Playgrnd; Near Bus Stop Add'l Property Use: None Flooring: Tile Accessibility Feat.: Ramps	Kitchen Features: Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Family Room; Arizona Room/Lanai Basement Description: None	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block; Wood Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sew er - Public; Sew er in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: MELROSE SHADOWS AN: 151-26-038 Lot Number: 38 Town-Range-Section: 2N-2E-3 Cty Bk&Pg: 082-17 Plat: Taxes/Yr: \$1,164.68/2010 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$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: N HOA Name: HOA Telephone:	/ Association Fee Incl: No Fees	Assoc Rules/Info: None	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: 116 / 116	List Price: \$42,000	Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Client Report (2)

41299 N PALM SPRINGS TRL San Tan Valley, AZ 85140

\$83,000

	4525553 Residential Single Family - Detached Active		
	Beds/Baths: 3 / 2 SF: 1,480 / County Assessor	Subdivision: Taylor Ranch Tax Municipality: Queen Creek Marketing Name: Planned Cmty Name: Taylor Ranch Model: Builder Name: Pulte Homes Hun Block: 1000 E Map Code/Grid: U44 Bldg Number:	
	Year Built: 2007 Pool: None EF: 32R2G Approx Lot SqFt: 6,098 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	High School Dist #: 095 - Queen Creek Unified District High School: Queen Creek High	
	Ele Sch Dist: 095 - Queen Creek Unified District Elementary School: Kathryn Sue Simonton Jr. High School: Queen Creek		

Cross Streets: Ocotillo and Ironwood Rd. **Directions:** From US60 East, exit at Ironwood Rd and go South. Left on N. Taylor Ranch Pkwy before Ocotillo Rd. Right on N. Palm Springs Trail. House is on left side corner lot.

Public Remarks: SHORT SALE CORNER LOT. Back on the market with lower price. Ideal for a small family in a quiet neighborhood. Stainless appliances. No refrigerator, washer & dryer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot Landscaping: Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: Soft Water Loop Flooring: Carpet; Tile	Kitchen Features: Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR Other Rooms: Great Room Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; Security Sys Leased Energy/Green Feature: Multi-Pane Windows	County Code: Pinal Legal Subdivision: TAYLOR RANCH AN: 109-26-563 Lot Number: 139 Town-Range-Section: 02S-08E-17 Cty Bk&Pg: Plat: Taxes/Yr: \$1,229.06/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: VA Exist 1st Loan Terms: Disclosures: Agency Disc Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Taylor Ranch HOA HOA Telephone:	HOA Fee/Paid: \$75/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: NoVsbles TrkTrlrRvBt; 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: 191 / 193	List Price: \$83,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,
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Client Report (3)

22538 W HADLEY ST Buckeye, AZ 85326

\$85,000

	4454298 Residential Single Family - Detached Active		
	Beds/Baths: 4 / 3 SF: 2,267 / County Assessor Year Built: 2006 Pool: None EF: 43RDO2G Approx Lot SqFt: 5,500 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: SUNDANCE PARCEL 23A Tax Municipality: Buckeye Marketing Name: Planned Cmty Name: Model: Builder Name: HERITAGE HOMES Hun Block: 22500 W Map Code/Grid: Q25 Bldg Number:	
	Ele Sch Dist: 033 - Buckeye Elementary District Elementary School: Sundance Elementary - Buckeye Jr. High School: Sundance - Buckeye	High School Dist #: 201 - Buckeye Union High School District High School: Buckeye Union	

Cross Streets: AIRPORT AND YUMA **Directions:** FROM I-10W, TAKE EXIT 120 FOR VERRADO WAY, LT AT N. VERRADO WY, RT AT W. YUMA RD, RT AT SO. 223RD LANE, LT AT W. DESERT BLOOM ST, CONTINUE ON S. 224TH LN, THEN RT AT W. HADLEY ST. TO THE PROP. ON LEFT

Public Remarks: APPROVED SHORT SALE FOR \$ 85,000. BUYER WALKED AWAY. THIS IS A QUICK CLOSE! SELLER NEEDS TO SELL IT NOW BEFORE IT GOES TO FORECLOSURE! This 2267 sq.ft., 2 storey house, 4bed/3bath stylish home will be the talk of your street. Stairs to large master bedroom with spacious closet. Once you're in the main floor area you can really appreciate the openness of this plan. No shortage of space in this large kitchen with lunch counter. Step out through the patio outside looking the nicely landscape desert style backyard. So, hurry! Make your offer now! Seller has limited knowledge of property and shall not provide SPDS/CLUE. Buyer to verify facts and figures. Please see realtor remarks and document tab for instructions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Natural Desert Front; Natural Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Complex Feature: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shower & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshdr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in LR/GR Other Rooms: Den/Office Basement Description: None	Architecture: Ranch Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Sat Dish; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Windows	County Code: Maricopa Legal Subdivision: SUNDANCE PARCEL 23A AN: 504-23-630 Lot Number: 1768 Town-Range-Section: 1N-3W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$2,019.1/2009 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: Non Assumable Disclosures: Agency Disci Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: SUNDANCE RES. HOA HOA Telephone: 602-906-4940	HOA Fee/Paid: \$126/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmks); NoVsble TrkTrlrVvBt; 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: 147 / 147	List Price: \$85,000	Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Client Report (4)

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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Client Report (5)

18149 W MISSION LN Waddell, AZ 85355

\$98,900

	4490817 Residential Single Family - Detached Active		
	Beds/Baths: 4 / 2 SF: 1,903 / County Assessor Year Built: 2005 Pool: None EF: 42FRD2G Approx Lot SqFt: 6,064 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: CORTESSA Tax Municipality: Surprise Marketing Name: Planned Cmty Name: Model: Builder Name: HOME LIFE Hun Block: 9200 N Map Code/Grid: M27 Bldg Number:	
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Rancho Gabriela Jr. High School: Rancho Gabriela	High School Dist #: 089 - Dysart Unified District High School: Willow Canyon	

Cross Streets: OLIVE AVE. AND 181ST AVE. **Directions:** GO WEST ON OLIVE AVE, RIGHT ON N 181ST AVE, LEFT ON W MISSION LANE TO THE PROPERTY ON THE LEFT (CORNER LOT).

Public Remarks: GREAT NEWS FOR FIRST-TIME HOME BUYERS! THIS HOUSE QUALIFIES FOR THE USDA RURAL HOUSING 100% FINANCING PROGRAM! HURRY! THIS SINGLE LEVEL, CORNER LOT, OPEN FLOOR PLAN/STYLE, RANCH TYPE, 4 BDR, 2 BA, 2-CAR GARAGE HOME SHOWS THE PRIDE OF OWNERSHIP! IT FEATURES NICE 8-INCH OAK CABINETS W/ EAT-IN AREA, ISLAND KITCHEN, CULTURED MARBLE VANITY TOPS IN BATHROOMS, WALK-IN CLOSETS, VAULTED CEILINGS, LUSH & PRIVATE BACKYARD, DESIRABLE AREA W/ BREATHTAKING MOUNTAIN VIEWS & A LOT MORE! EASY ACCESS TO LOOP 303 & I-10. HURRY! THIS WON'T LAST LONG! SELLER HAS LIMITED KNOWLEDGE OF PROPERTY AND SHALL NOT PROVIDE SPDS/CLUE REPORTS. BUYER TO VERIFY FACTS & FIGURES. PLEASE SEE REALTOR REMARKS & DOCUMENT TAB FOR INSTRUCTIONS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View (s); North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path Add'l Property Use: None Flooring: Carpet; Linoleum	Kitchen Features: Disposal; Dishwasher; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Dining in LR/GR; Breakfast Room 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: APS Water: Pvt Water Company Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: CORTESSA AN: 502-91-046 Lot Number: 977 Town-Range-Section: 3N-2W-27 Cty Bk&Pg: Plat: Taxes/Yr: \$894.06/2010 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: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name:	HOA Fee/Paid: \$89.22/Monthly Association Fee Incl: Common	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt;
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1/29/2011

flexmls Web

HOA Telephone:	Area Maint; Street Maint HOA Transfer Fee Amt: \$0	Rental OK (See Rmks); 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: 81 / 81	List Price: \$98,900	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,
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Client Report (6)

5165 W BELMONT AVE Glendale, AZ 85301

\$105,500

	4470232 Residential Single Family - Detached Active		
	Beds/Baths: 3 / 2.5 SF: 1,833 / County Assessor Year Built: 1999 Pool: Private EF: 32.5FRDP2G Approx Lot SqFt: 6,600 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: MANISTEE RANCH PARCEL 3 Tax Municipality: Glendale Marketing Name: Planned Cmty Name: Model: Builder Name: RICHMOND AMERICAN HOMES Hun Block: 8000 N Map Code/Grid: N32 Bldg Number:	
	Ele Sch Dist: 040 - Glendale Elementary District Elementary School: Melvin E. Sine Jr. High School: Glendale Landmark	High School Dist #: 205 - Glendale Union High School District High School: Glendale	

Cross Streets: NORTHERN AVE. & 51ST AVE. **Directions:** HEAD EAST ON NORTHERN AVE., GO SOUTH ON 51ST AVE., WEST ON HAYWARD AVE., THEN SOUTH ON BELMONT AVE. TO PROPERTY ON THE LEFT.

Public Remarks: APPROVED SHORT SALE AT LIST PRICE! BUYER WALKED AWAY! QUICK CLOSE! Former model and it has it all! This spacious 3BR, 2.5BA home has beautiful inground pool with Pebble Tec finish and a maintenance-free desert scape with desert plantings. Inside the house is a large family room opens to the light and bright kitchen with lots of cabinets and counter space, vaulted ceiling, wood flooring, large master bdrm w/ balcony overlooking pool, skylight walk-in closet and surround sound system throughout the house. The property is conveniently located to parks, schools, restaurants and highways. Seller has limited knowledge of property and shall not provide CLUE report. Furnitures do not convey with the sale. Buyer to verify facts & figures. Pls. see Realtor Remarks & Doc. tab for instructions.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,801 - 2,000 Parking: 2 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s); Childrens Play Area Features: Skylight(s); 9+ Flat Ceilings Complex Feature: Biking/Walking Path Add'l Property Use: None Flooring: Carpet; Tile; Wood	Kitchen Features: Dishwasher; Kitchen Island Master Bathroom: Full Bath Master Bdrm; Separate Shower & Tub; Double Sinks Additional Bedroom: Master Bedroom Walkin Clst; Other Bedroom Walkin Clst Laundry: Washer/Dryer Hookup Only Dining Area: Formal; Eat-in Kitchen Other Rooms: Family Room; Great Room Basement Description: None	Architecture: Ranch Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public; Sewer in & Connected Services: City Services Technology: 3+ Existing Tele Lines; Pre-Wire Surround Sound; Cable TV Available; High Speed Internet Available Energy/Green Feature: Ceiling Fan(s); Multi-Pane Windows	County Code: Maricopa Legal Subdivision: MANISTEE RANCH PARCEL 3 AN: 147-19-248 Lot Number: 71 Town-Range-Section: 2N-2E-5 Cty Bk & Pg: Plat: Taxes/Yr: \$1,340.98/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Assum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disclosure Available; Agency Disclosure Request Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y	HOA Fee/Paid: \$171.99/Quarterly	Assoc Rules/Info: Pets OK (See
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1/29/2011

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HOA Name: MANISTEE RANCH HOA Telephone: (602) 906-4940	Association Fee Incl: Common Area Maint; Street Maint	Rmrks); NoVsble TrkTrlrRvBt; 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: 118 / 118	List Price: \$105,500	Special Listing Cond: Pre-Foreclosure; Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

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Client Report (7)

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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	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: Preapprvd Short Sale; Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,
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Client Report (8)

6448 E ENCANTO ST Mesa, AZ 85205

\$125,000

	4513999 Residential Single Family - Detached Active		
	Beds/Baths: 3 / 2 SF: 1,442 / County Assessor Year Built: 1992 Pool: Private EF: 32RDP2G Approx Lot SqFt: 7,684 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Brookfield East 2 Lot 1-147 TRA-C Tax Municipality: Mesa Marketing Name: Planned Cmty Name: Model: Builder Name: Ryland Homes Hun Block: 6000 W Map Code/Grid: Q41 Bldg Number:	
	Ele Sch Dist: 004 - Mesa Unified District Elementary School: Salk Jr. High School: Fremont	High School Dist #: 004 - Mesa Unified District High School: Red Mountain	

Cross Streets: POWER AND BROWN **Directions:** West to 64th St., South to Encanto, East to your new home.

Public Remarks: Another great investment opportunity with incredible value! Ranch-type, bright and airy, 3bed/2bath home in a desirable neighborhood! Nice kitchen, cozy master bedroom with walk-in closet, separate shower/tub, with private pool, mature landscape and a lot more. Close to schools, restaurants, 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: 1,401 - 1,600 Parking: 2 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Vaulted Ceiling(s) Complex Feature: Biking/Walking Path Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Sinks Laundry: Washer Included; Dryer Included; Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR 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: Electric Heat Utilities: SRP 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: BROOKFIELD EAST 2 LOT 1-147 TRA-C AN: 141-86-547 Lot Number: 120 Town-Range-Section: 1N-6E-13 Cty Bk &Pg: Plat: Taxes/Yr: \$976.56/2010 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: N HOA Name: HOA Telephone:	/ Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: None	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: \$125,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,
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Client Report (9)

516 E DEVON DR Gilbert, AZ 85296

\$125,000

	4507762 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 SF: 1,401 / County Assessor Year Built: 1998 Pool: None EF: 32R2G Approx Lot SqFt: 5,475 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: NEELY FARMS Tax Municipality: Marketing Name: Planned Cmty Name: Model: Builder Name: CONTINENTAL HOMES Hun Block: 1015 S Map Code/Grid: T40 Bldg Number:
	Ele Sch Dist: 041 - Gilbert Unified District Elementary School: Settler's Point Jr. High School: Greenfield	High School Dist #: 041 - Gilbert Unified District High School: Mesquite

Cross Streets: LINDSAY RD & WARNER RD **Directions:** SOUTH ON LINDSAY RD TO SETTLERS POINT, WEST ON SETTLERS POINT TO MODINE ST, SOUTH ON MODINE ST TO DEVON DR AND THEN WEST TO HOME.

Public Remarks: ANOTHER GREAT INVESTMENT OPPORTUNITY WITH INCREDIBLE VALUE! RANCH-TYPE, BRIGHT & AIRY, 3 BED/2 BATH HOME IN A DESIRABLE NEIGHBORHOOD! VAULTED CEILINGS, LARGE KITCHEN WITH RAISED PANEL OAK CABINETS, NEUTRAL CARPET & TILES IN RIGHT PLACES, WARM & COZY MASTER BEDROOM WITH WALK-IN CLOSET, SEPARATE SHOWER/TUB & DOUBLE SINK VANITY, MATURE LANDSCAPE & A LOT MORE. CLOSE TO SCHOOLS, RESTAURANTS, PARKS & HIGHWAYS. PUT YOUR OFFERS IN NOW! THIS WON'T LAST LONG. SELLER HAS LIMITED KNOWLEDGE OF THE PROPERTY AND SHALL NOT PROVIDE SPDS & CLUE REPORTS. BUYERS TO VERIFY FACTS & FIGURES. PLEASE SEE REALTOR REMARKS & DOCUMENT SECTION FOR INSTRUCTIONS.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Features: Fix-Up Needs Repair; Skylight(s); Vaulted Ceiling(s) Complex Feature: Biking/Walking Path Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Laundry in Garage Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great 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: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public; Sewer in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: NEELY FARMS UNIT 3 AN: 309-14-366 Lot Number: 366 Town-Range-Section: 1S-6E-19 Cty Bk & Pg: Plat: Taxes/Yr: \$1,316.76/2010 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: Non Assumable Disclosures: Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: NEELY FARMS HOA Telephone: (602) 954-9252	HOA Fee/Paid: \$84.36/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); No Vsble TrkTrlrRvBt; Rental OK (See Rmrks); FHA
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Approved Prjct; VA Approved Prjct; Prof Managed

Cap Imprv/Impact Fee: 0
Land Lease Fee: \$0

PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 45 / 46	List Price: \$125,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

Prepared by Realtor, CSSPE, CREOS,
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Client Report (10)

18031 W TURQUOISE AVE Waddell, AZ 85355

\$165,000

	4525413 Residential Single Family - Detached Active	
	Beds/Baths: 5 / 3 SF: 3,391 / County Assessor Year Built: 2006 Pool: None EF: 53FRDO2G Approx Lot SqFt: 6,670 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: CORTESSA Tax Municipality: Surprise Marketing Name: Planned Cmty Name: Model: Builder Name: STANDARD PACIFIC Hun Block: 18000 W Map Code/Grid: M27 Bldg Number:
	Ele Sch Dist: 089 - Dysart Unified District Elementary School: Mountain View Elementary Jr. High School: Mountain View	High School Dist #: 089 - Dysart Unified District High School: Willow Canyon

Cross Streets: LOOP 303 & OLIVE AVE **Directions:** West on Olive - Turn right on Citrus Road, Left on Mountain View Road, Right on 180th Ave., Left on Turquoise to home on left.

Public Remarks: This highly upgraded 5 bedrooms,3 bath boast various types of upgraded features. Granite counter top, tiles and carpet floorings.Large living and family rooms, island on kitchen with one bedroom down stairs.Its a great investment. Show now and make an offer.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Balcony/Deck(s) Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Other Bdrm Downstairs Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Dining in LR/GR Other Rooms: Family Room; Loft Basement Description: None	Architecture: Ranch Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS 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: CORTESSA AN: 502-91-628 Lot Number: 1541 Town-Range-Section: 3N-2W-27 Cty Bk&Pg: Plat: Taxes/Yr: \$1,192.58/2010 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 Disc Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: CORTESSA COMM. ASSOC HOA Telephone:	\$89.22/ Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); 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: 8 / 8	List Price: \$165,000	Special Listing Cond: Short Sale Aprvl Req

Listed by: HomeFinder Hub Realty (hohu001)

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Client Report (11)

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) Features: 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 Rmrks); Rental OK (See Rmrks); 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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Client Report (12)

3695 S VINEYARD AVE Gilbert, AZ 85297

\$200,000

	4481320 Residential Single Family - Detached Active	
	Beds/Baths: 5 / 3 SF: 2,877 / County Assessor Year Built: 2006 Pool: Community EF: 53RO2G Approx Lot SqFt: 7,591 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Power Ranch Neighborhood 8 Tax Municipality: Gilbert Marketing Name: Planned Cmty Name: Model: Builder Name: Element Homes Hun Block: 18000 E Map Code/Grid: U41 Bldg Number:
	Ele Sch Dist: 060 - Higley Unified District Elementary School: Centennial Jr. High School: Higley	High School Dist #: 060 - Higley Unified District High School: Higley High

Cross Streets: Pecos Rd and Power Rd **Directions:** From Loop 202 East, take Power Rd Exit South; R on Pecos Rd; L on Ranch House Pwky; L on Fenceline Pwky; R on Claxton Ave; R on San Pablo Pass; R on E. Blue Sage Rd; L on Vineyard Ave.

Public Remarks: SHORT SALE. Bank approved for this listed price. Two storey beside greenbelt. Also greenbelt across street. Like a corner lot. Located in the peaceful subdivision of Power Ranch Communities. 5 minutes walk to elementary school. House is located at the back of Centennial Elementary School. Includes water softener for whole house and reverse osmosis for drinking water. Landscaped backyard. Ceiling fans in all rooms. Granite countertops. Stainless dishwasher, cooking range, and microwave. No refrigerator, washer and dryer. Two bedroom downstairs. The other bedroom is big and was made from a former tandem garage. Move-In Ready. No need to repaint or change carpets. Everything is clean.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 2 Car Garage; Side Vehicle Entry; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Community Pool Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shower & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Other Bdrm Downstairs Laundry: Washer/Dryer HookUp Only Dining Area: Dining in LR/GR Other Rooms: Great Room; Loft Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Windows	County Code: Maricopa Legal Subdivision: POWER RANCH NEIGHBORHOOD 8 AN: 313-16-131 Lot Number: 128 Town-Range-Section: 2S-6E-1 Cty Bk&Pg: Plat: Taxes/Yr: \$1,958.44/2009 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 Disc Req Possession: Close of Escrow

Homeowner Association Information

1/29/2011

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Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$213/Quarterly 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: 98 / 98	List Price: \$200,000	Special Listing Cond: Preaprved Short Sale

Listed by: HomeFinder Hub Realty (hohu001)

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