

	4962928 Residential Single Family - Detached Active	
	Beds/Baths: 3 / 2 Bedrooms Plus: 4 Approx SqFt: 2,111 / County Assessor Price/SqFt: \$184.51 Year Built: 1999 Pool: Private Encoded Features: 32FRXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 7,639 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: Tatum Vista Tax Municipality: Maricopa - COUNTY Marketing Name: Tatum Vista Planned Cmty Name: Tatum Vista Model: Builder Name: Amberwood Hun Block: 27000 N Map Code/Grid: H36 Bldg Number:
	Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Desert Sun Jr. High School: Sonoran Trails	High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows

Cross Streets: Tatum & Dynamite (Open Sat July 6th from 11am-2pm) **Directions:** From Dynamite, S. on Tatum, W. on Pinnacle Vista, S. on 45th Pl.

Public Remarks: The VERY FINEST home in Tatum Vista? Backing to OPEN SPACE, with great PRIVACY, this OPEN and INVITING FLOORPLAN, has designer neutral wall tones, raised tiled gas FIREPLACE, CUSTOM window covers, WOOD BLINDS, built in art niches, ceiling fans thru-out. Kitchen has gorgeous THICK GRANITE COUNTER-TOPS recessed lighting, and upgraded MAPLE cabinetry, pantry. "Stowaway" retractable screen doors to backyard. Master suite has large walk-in and private exit to the incredible backyard. Yes, I saved the best for last! Spacious, and open with PEBBLE TEC pool, (in-floor cleaning system), built in BBQ, extended flagstone patio (pool fence saved in garage), fans in the covered patio, beautifully landscaped. LG air cooled 3 Car garage with humongous amounts of storage. Insulated doors/ ceiling.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Parking Features: Dir Entry frm Garage; Electric Door Opener Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: Spa - Private Horses: N Fireplace: 1 Fireplace; Gas Fireplace Property Description: Adjacent to Wash Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Built-in BBQ Features: Vaulted Ceiling(s); No Interior Steps; Water Softener Owned; Soft Water Loop Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in FR Other Rooms: Family Room; Den/Office Basement Description: None Items Updated: Ht/Cool Partial/Full: Partial; Pool Partial/Full: Full	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: TATUM VISTA AN: 212-12-438 Lot Number: 63 Town-Range-Section: 5N-4E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,421.82/2012 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Auction: No Possession: Close of Escrow

DS GNB DS DB

Fees & Homeowner Association Information

HOA Y/N: Y / \$73 / Quarterly HOA Transfer Fee: \$270	HOA Name: Tatum Vista HOA	HOA Telephone: 480-284-5551
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N / \$0 /	Ttl Mthly Fee Equiv: \$24.33 Cap Imprv/Impact Fee: \$ 00 \$ Cap Impv/Impt Fee 2: \$0 \$
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 5 List Date: 07/03/2013 Expire Date: 09/27/2014 Status Change Date: 07/04/2013	Original List Price: \$389,500 List Price: \$389,500	SA: N / 0 BB: Y / % 2.75 % Var: Y Type: ER Other Compensation: Special Listing Cond: N/A

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Private Remarks - DND2: Do not show anyone but please call owner: (409) 225-1934 and give two hour's notice. LB to left of front door. If no answer, please leave a message when you will show the home. If owner is there, please also check in with your lock box key. Thank you!

Semi-Private Remarks:

Show Instruct - DND2: Spcl Inst/Priv Rmrks; Occupied; Lkx - ARMLS; ByrBrkr - Use Lkx
Occupant - DND2: Owner
Ownr/Occ Name - DND2: Client of HomeSmart
Owner/Occ Phn - DND2: 482-225-1934

Alarm Code - DND2:
Gate Code - DND2:
Mech-box Code - DND2:

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Michael Bodeen (mb098)	HomeSmart (crl10)	602-689-3100	602-230-7600	Mike@MikeBodeen.com	602-689-3100	888-688-4788
CLA	Jeremy Wilford jw686		480-382-0127	602-230-7600	jeremywilford@gmail.com	480-382-0127 480-382-0127	866-492-7647

Prepared by Michael Bodeen

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.*

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