


Agent Report (1)

12417 W Jefferson ST Avondale, AZ 85323

\$225,000

	4788161	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,524 / County Assessor Price/SqFt: \$147.64 Year Built: 2002 Pool: Private Encoded Features: 32RDP02G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached		Approx Lot SqFt: 5,280 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: Coldwater Springs Tax Municipality: Avondale Marketing Name: Luxury, pool, golf. Planned Cmty Name: Coldwater Springs Model: Lavender Builder Name: Fulton Homes Hun Block: 1200 S Map Code/Grid: Q20 Bldg Number:	
	Ele Sch Dist: 214 - Tolleson Union High School District Elementary School: Collier Jr. High School: Collier		High School Dist #: 214 - Tolleson Union High School District High School: La Joya	

Cross Streets: Avondale Boulevard (115th Ave) and Van Buren **Directions:** From the I-10 Freeway, take Avondale Boulevard south to Van Buren, West to Fairway Drive, South to Adams, West to 124th Avenue, South to Jefferson. Your new home will be on your left.

Public Remarks: Scottsdale luxury, Avondale value... Too much of Arizona gets lost in the crush of events. Work, school, errands, rush, rush, rush. Where are the mountains? Where is the desert? Where are those boundless horizons, those awe-inspiring desert sunsets? Good grief, where's the pool? We came here to find paradise, but it got lost in the shuffle... Until now. Here, at last, is paradise found, an oasis of spacious luxury, a vast redoubt against the chaos of modern life. From the lush fairway view to the pool to the immense Master Suite to the perfectly-appointed kitchen, this home is Arizona redeemed. A totally turn-key, kid-glove clean home priced to sell fast. Make it yours today...

Master Bedroom	x x	Bedroom 2	x x	Bedroom 3	x x	Dining Room	x x
				Kitchen	x x		
				Great Room	x x		

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Garage Spaces: 2 Carport Spaces: 0 Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Mountain View(s); North/South Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert 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: 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrnd; Golf Course; Near Bus Stop Flooring: Carpet; Concrete; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clist Laundry: Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Other Rooms: Great Room Basement Description: None Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Full; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2011; Bath(s) Partial/Full: Full; Pool Yr Updated: 2008; Pool Partial/Full: Full	Architecture: Ranch; Spanish; Contemporary 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: Pre-Wire Sat Dish; Sat Dish TV Ownrd: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: Coldwater Spgs Prcl 02 Unit 02 AN: 500-92-044 Lot Number: 44 Town-Range-Section: 1N-1W-11 Cty Bk&Pg: Plat: Taxes/Yr: \$987/2011 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Disc Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y HOA Fee/Paid: \$37 / Monthly HOA Transfer Fee: \$350 HOA Name: Coldwater Springs HOA Telephone: 480-759-4945	HOA 2 Y/N: N HOA 2 Fee/Paid: / HOA 2 Transfer Fee: HOA 2 Name: HOA 2 Telephone:	Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Y/N: N Rec Center Fee: / Land Lease Fee Y/N: N Land Lease Fee: / PAD Fee Y/N: N PAD Fee: / Ttl Mthly Fee Equiv: 37 Cap Imprv/Impact Fee: 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 List Date: 07/13/2012 Expire Date: 12/31/2012 Status Change Date: 07/13/2012	Original List Price: \$225,000 List Price: \$225,000	SA: N / 0 BB: Y / % 3 % Var: N Type: ER Other Compensation: Special Listing Cond: Owner/Agent

Private Rmks - DND2: Many more photos plus more-detailed information at <http://bit.ly/LuxuryPoolGolf> Share this web site with your buyer so they can share this home with everyone they know.

Semi-Private Remarks: Disclose this: Buyer is aware that Deborah Deermmer holds an inactive Arizona state Real Estate license. Waive the appraisal on financed offers. We know we're over current market price. We also know we have the best golf-course home in Coldwater Springs.

Show Instruct - DND2: Call Lister; Call Occup (OCC); Occupied; Lkxb - ARMLS; ByrBrkr - Use Lkxb

Occupant - DND2: Owner
Ownr/Occ Name - DND2: Client of BloodhoundRealty.com
Owner/Occ Phn - DND2: 602-321-9083

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

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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CLA	Gregory Swann gs124		602-369-9275	602-740-7531	gregswann@bloodhoundrealty.com	602-740-7531 602-740-7531	888-711-1880

Prepared by Greg Swann,

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.

Fri Jul 13 06:03 2012

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