


2530409 ER Active / Residential LP: \$ 199,900 Photos:  6 Virtual Tour: 1

13844 W Lundberg ST Surprise 85374-7033

Area/Grid: 313 / L29

Beds/Baths: 3 / 2

Listed by: Gregory Swann (GS124)

Office: 602-504-1256

BloodhoundRealty.com(BHND01)

Pool: No

Home: 602-740-7531

Hun Block: 13800W

SF: 1,024 / Assessor

Mobile: 602-740-7531

Year Built: 1999

AN: 501-91-579-

FE: 32FR2G

Email: gregswann@bloodhoundrealty.com

Pager: 602-740-7531

Directions: Litchfield and Bell South on Litchfield, East on Lundberg, South on 138th Ln, East on Lundberg to you new home.

What a great start! All the great new amenities of Surprise will be practically at your doorstep when you move in to this great new starter home. Shopping is at Bell Rd, West Point Elementary School is a short bike ride away at Greenway road and all the parks, trails and greenbelts of West Point Towne Center are in between. But with all that, you'll never want to leave home: You'll have more space and comfort than you could ever imagine for under \$200,000, and the backyard landscaping is a slice of paradise. Homes like this don't last long at this price, so make your move now. More photos/info at <http://www.13844WestLundbergSt.com/>

REALTOR® Remarks: Lockbox on hose bib. Show and sell. Refrigerator, washer, dryer do not convey; available by separate bill of sale.

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Vacant, Vacant

Owner/Occupant: Client of BloodhoundRealty.com / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-504-1256

Office Fax: 602-504-1353

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: West Point Towne Center

Marketing Name: Great Starter Home

Builder: US Home

Lot #: 128

Lot Size: 1-7,500

Master BR: 14x11

BR 2: 14x9

BR5: 0x0

LR: 0x0

Kitchen: 18x9

Den/Other: 0x0

Planned Community Name: West Point Towne Center

Model: Under \$200K!

Fenced: Yes

BR 3: 11x9

BR 4: 0x0

Din Room: 0x0

Fam Room: 20x14

Phys Challengd: No

Horses: No

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Full Bath Master BR

Master Bedroom Split

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Dining in Living/Great Room

Range/Oven

Inside Laundry

Cable TV Available

High Speed Internet Available

Yard Watering System-Front

Children's Play Area

2 Car Garage

Frame/Wood Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

APS

City Water

Private Water Company

Sewer-Public

Block Fencing

Cul-De-Sac Lot

Borders Common Area

Possess-Close of Escrow

HOA Incl-Common Area Maint

HOA Info-Other (Remarks)

1st Loan-Treat as Free & Clear

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.633755

Longitude: -112.35826399999997

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page: 464-13

Plat:

Photo Code: Do Not Take Photo

Twn-Rng-Sct:

Block:

Fenced: Block Fencing

School Information

Elem School: West Point

Jr High School: Dysart

High School: Dysart

Elem School District: 89

High School District: 89

Financial Information

Equity: \$ 199,900

Taxes/Year: \$772 / 2005

Downpayment: 0

HomeOwnerAssociation: Yes / \$114 / Quarterly

Land Lease: \$0 /

PAD Fee: \$0 /

West Point HOA

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 5/11/2006

Expire Date: 11/30/2006

Back on Mkt:

Entry Date: 5/11/2006

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: \$

Pymt Type:

Closing Cost Split:

Original List Price: \$ 199,900

Agent Days on Market: 0

Pending Date:

Cumulative Days on Market: 0

Prepared by: Gregory Swann

Information deemed reliable but not guaranteed. Buyer to verify all information.

Thu, May 11, 2006 06:23 AM