

2291023 ER Pending / Residential LP: \$ 175,000 Photos:  5

11553 W OLIVE DR Avondale 85323-4117

Area/Grid: 323 / P30

Beds/Baths: 3 / 2

Listed by: [Gregory Swann \(GS124\)](#)

Office: 602-944-2100

[Prestige Realty\(PSTG01\)](#)

Home: 602-740-7531

Pool: No

Hun Block: 2000N

SF: 1,255 / Assessor

Mobile: 602-740-7531

Year Built: 1991

AN: [501-73-142-](#)

FE: 32FR2G

Email: GregSwann@BloodhoundRealty.com

Pager: 602-740-7531

Directions: Indian School and 111th Av South on 111th to Garden Lakes Pkwy, turn right and follow around to Olive (.75 mile), right to property on your left.

Welcome to picture-postcard-perfect Arizona! This home is light, bright and open, flowing from the greatroom to the dining room to the spacious kitchen--with a brand new range on order. All new tile in traffic areas with new carpets in bedrooms. The bedrooms are split, and the backyard is great for relaxing in the shade. Stroll along the Garden Lakes amenities, shop at fine stores (with a brand new mall coming soon), bike to great schools--all with two freeways to ease your commute. Listing agent will pay for ORHP home warranty. Appreciation is off the charts. Great for owners or investors. Act now or regret it later.

REALTOR® Remarks: LB on hose bib by back yard gate. CLA with all offers. Please use Angelica Rodriguez at Fidelity Title, 602-346-3500. One seller is out of town. Fax offers to 602-504-1353.

Additional Showing, Contact and Compensation InformationTo Show: **Call Lister, Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied**Owner/Occupant: **Client of Bloodhound 520-481-5444 / Owner**Co-List Agent: [Cathleen Collins\(CC341\)](#)

Home: 602-369-9275

Mobile: 602-369-9275

Email: Cathleen@BloodhoundRealty.com

Pager: 602-369-9275

Other Office Phone: 602-740-7531

Office Fax: 602-504-1353

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

Variable Commission: No

Property InformationSubdivision: **Garden Lakes Parcel 23**Marketing Name: **Great Investment!**Builder: **Continental**Planned Community Name: **Garden Lakes**Model: **Great Location!**Fenced: **Yes**Lot #: **109**Lot Size: **1-7,500**Master BR: **0x0**BR 2: **0x0**BR 3: **0x0**BR 4: **x**BR5: **x**LR: **0x0**Din Room: **0x0**Fam Room: **0x0**Kitchen: **0x0**Den/Other: **x**Phys Challeng: Horses: **No****Single Family-Detached****Washer Included****Multi-Pane Windows****HOA-Professionally Managed****Single Level****Dryer Included****SRP****1st Loan-Other (Remarks)****Fee Simple****Laundry in Garage****City Water****Home Warranty****Spanish****Vaulted Ceiling(s)****Sewer-Public****New Fin-Cash****1201-1400 Sq Ft****Cable TV Available****City Services****New Fin-VA****Full Bath Master BR****High Speed Internet Available****Block Fencing****New Fin-FHA****Master Bedroom Split****Patio****Lake Subdivision****New Fin-Conventional****No Fireplace****Covered Patio(s)****Desert Front****Seller Disclosure Available****No Private Pool****2 Car Garage****Desert Back****Agency Disclosure Required****Spa - None****Frame/Wood Construction****Mountain View(s)****Formal Dining Room****Painted Finish****North/South Exposure****Range/Oven****Stucco Finish****Possess-Close of Escrow****Dishwasher****All Tile Roof****HOA Incl-Common Area Maint****Disposal****Refrigeration****HOA-Pets Ok (See Remarks)****Refrigerator****Electric Heating****HOA-FHA Approved Project****Pantry****Ceiling Fan(s)****HOA-VA Approved Project**County: **Maricopa**County Book/Page: **318-42**Twn-Rng-Sct: **2N 1W 25**Latitude: **33.481503**Longitude: **-112.307487**

Plat:

Block:

TimeShare Week Available:

External Mktg:

Photo Code: **Photo Submitted**Fenced: **Block Fencing**Internet: **Y****Items Updated**

Flooring/2005/Full

School InformationElem School: **Garden Lakes**Jr High School: **Garden Lakes**High School: **Westview**Elem School District: **92**High School District: **214****Financial Information**Equity: **\$ 175,000**Taxes/Year: **\$1082 / 2004**Downpayment: **0**HomeOwnerAssociation: **Yes / \$185 / Semi-Annually**Land Lease: **\$0 /**PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**Total Encumbrances: **\$0**Total Assum Mo Pymts: **\$0****Listing and Sales Information**List Date: **4/7/2005**Expire Date: **7/1/2005**

Back on Mkt:

Entry Date: **4/7/2005**Off Mkt: **4/10/2005**Contract Date: **4/9/2005**Sales Office/Code: **Advantage Arizona, R.E. / DJBJ01**Loan Type: **Conventional**COE Date: **5/4/2005**Sales Agent/Code: **Deborah J Simmons/DW046**Loan Yrs: **30**Pts Seller: **0** Buyer: **0**Sales Price: **\$ 190,000**Pymt Type: **Adjustable**Closing Cost Split: **N**Original List Price: **\$ 175,000**Agent Days on Market: **3**Pending Date: **4/10/2005**Cumulative Days on Market: **3**Prepared by: [Gregory Swann](#)*Information deemed reliable but not guaranteed. Buyer to verify all information.*

Sun, Apr 24, 2005 01:58 PM

2149649 ER Sold / Residential LP: \$ 129,900 SP: \$ 130,000 Photos: 

11641 W Sage Dr Avondale 85323-

Year Built: 1989

Area/Grid: 323 / P30

Hun Block: 11600W

AN: 501-73-169-

Beds/Baths: 3 / 2

Pool: No

SF: 1,256 / Assessor

FE: 32FR2G

Listed by: A'Donna Geddes (DG156)

Email: r49dwg@netzero.net

Office: 623-298-2404

Home: 623-570-6068

Mobile: 623-570-6068

Pager:

Desert State Realty Inc(DSTR06)

Directions: 111th Ave and Indian School South on 111th Ave to T (GardenLakes Parkway)right, past Park,Right on Olive,Right on Aspen, Left on Sage to Property

This Home Shows Pride of Ownership. Immaculate. Large Open Floorplan with Berber Carpet in Great Room and Bedrooms. Tiled in Entry, Eating Area, Kitchen and Bathrooms. Split Floorplan. Newly painted, New A/C, New Dishwasher and Newer Stove. Large Covered Patio with Brick Extension. Easy Maintenance Front and Backyard. Community has Lake, Park, Biking Trails PLUS A+ Elementary/High School. Hurry it won't Last....

REALTOR® Remarks: Seller is Licensed Realtor Water system doesnt convey

Additional Showing, Contact and Compensation Information

To Show: Call Occupant (OCC), Buyer Broker-Use Lockbox, Lockbox-Occupied

Owner/Occupant: Dwight/a' Donna Geddes 623-570-6068 / Owner

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax:

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

Variable Commission: No

Property Information

Subdivision: Garden Lakes

Marketing Name:

Planned Community Name: GARDEN LAKES

Builder: UNKNOWN

Model:

Fenced: Yes

Lot #:

Lot Size: 1-7,500

Master BR: 0X0

BR 2: 0X0

BR 3: 0X0

BR 4: 0X0

BR5: 0X0

LR: 0X0

Din Room: 0X0

Fam Room: 0X0

Kitchen: 0X0

Den/Other: 0X0

Phys Challengd: No

Horses: No

Single Family-Detached

Single Level

Fee Simple

1201-1400 Sq Ft

Full Bath Master BR

Master Bedroom Split

Master BR Walk-In Closet

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Pantry

Washer/Dryer Hook-up Only

Laundry in Garage

Vaulted Ceiling(s)

Cable TV Available

Great Room

Covered Patio(s)

Yard Watering System-Front

Yard Watering System-Back

2 Car Garage

Frame/Wood Construction

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Sunscreen(s)

Ceiling Fan(s)

SRP

City Water

Sewer-Public

Block Fencing

Lake Subdivision

Desert Front

North/South Exposure

Possess-By Agreement

HOA Incl-Common Area Maint

HOA-Professionally Managed

1st Loan-Conventional

Owner/Agent

New Fin-Cash

New Fin-VA

New Fin-FHA

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.482169999999996

Longitude: -112.309706

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page:

Plat:

Photo Code: Photo Submitted

Twn-Rng-Sct:

Block:

Fenced: Block Fencing

School Information

Elem School: Garden Lakes

Jr High School: Garden Lakes

High School: Westview

Elem School District: 92

High School District: 214

Financial Information

Equity: \$ 129,900

Taxes/Year: \$1088 / 2003

Downpayment: 0

HomeOwnerAssociation: Yes / \$202 / Semi-Annually

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$0

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 5/21/2004

Expire Date: 7/29/2004

Back on Mkt:

Entry Date: 5/23/2004

Off Mkt: 6/24/2004

Contract Date: 6/3/2004

Sales Office/Code: Prestige Realty / PSTG01

Loan Type: Conventional

COE Date: 6/24/2004

Sales Agent/Code: Gregory Swann/GS124

Loan Yrs: 30

Pts Seller: 0 Buyer: 0

Sales Price: \$ 130,000

Pymt Type: Fixed

Closing Cost Split: B

Original List Price: \$ 130,000

Agent Days on Market: 35

Pending Date:

Cumulative Days on Market: 35

Prepared by: Gregory Swann

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