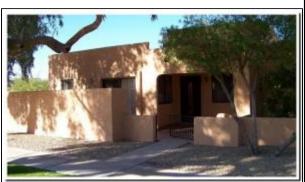
flexmls Page 1 of 1

Client Report (1)

8940 W OLIVE AVE 51 Peoria, AZ 85345

\$79,900



4292187 Residential Townhouse Active Subdivision: WESTGREEN Beds/Baths: 2 / 2 SF: 1,022 / County Assessor TOWNHOUSES PHASE 1 AMD LT Year Built: 1984 Tax Municipality: Peoria Marketing Name: Pool - Private: No Pool Planned Cmty Name: Westgreen

Spa: None **EF**: 22RX1C

Approx Lot SqFt: 1,100 / SqFt Not

Apx Lot Size Range: 1 - 7,500

Level: Single Level Dwelling Type: Townhouse

Ele Sch Dist: 011 - Peoria Unified District

Elementary School: Alta Loma Jr. High School: Alta Loma

Map Code/Grid: M31 Bldg Number:

High School Dist #: 011 - Peoria

Builder Name: Unknown

Unified District

Hun Block: 4000 N

Town Homes

Model:

High School: Peoria High

Cross Streets: 91st Avenue and Olive Directions: From 91st Ave, East on Olive, North into Complex. (West entry off 91st also available 1/4 mile N of Olive)

Remarks: Apartment dwellers, seniors downsizing, first time buyers, and winter guests, this home is EXACTLY what you are looking for! 2 bedrooms with walk in closets, 2 baths, 2 patios, and a storage room for starters. Add in a recent carpet replacement in great shape, along with tile kitchen and bath floors . And, come look at a brand new spacious and remodeled kitchen with a full set of brand new GE appliances never used! Then enjoy your evenings in the cozy living room around the fireplace to discuss the last Cardinals game at the stadium you attended, just 4 miles away! Home is move in ready and needs nothing. Total monthly cost is the same or less as apartment rent!!! (Information is approximate, buyer to verify as they deem necessary) Out of area free phone #: 1-800-782-2806.

Master Bedroom 15 10 Bedroom 2 Kitchen 13 10 **Dining Room** 9 Living Room 17 12

Room Details Features Construction & Utilities County, Tax and Financing Approx SqFt Range: 1,000 -Kitchen Features: Range/Oven; Architecture: Territorial/Santa County Code: Maricopa Dishwasher; Disposal; Legal Subdivision: Parking: 1 Car Carport Microwave; Refrigerator; Pantry Unit Style: All on One Level; Two WESTGREEN TOWNHOUSES Horses:N Master Bathroom: 2 Master Common Walls; End Unit; PHASE 1 AMD LT 1-132 TR A-Q Courtyard Facing Fireplace: 1 Fireplace **AN:** 142-89-333 Property Description: Gated Additional Bedroom: 2 Master Const - Finish: Stucco Lot Number: 51 Bdrms; Mstr Bdr Walkin Clst; Othr | Construction: Frame - Wood Community; North/South Town-Range-Section: 3N-1E-27 Exposure; Borders Common Area Bdr Walkin Clst Roofing: Built-Up Cty Bk&Pg: Laundry: Wshr/Dry HookUp Only; Inside Laundry Exterior Features: Patio: Fencing: View/Wrought Iron; Plát: Storage Shed(s); Private Street Block Taxes/Yr: \$ 936.18/2009 (s); Childrens Play Area Dining Area: Eat-in Kitchen; Cooling: Refrigeration Ownership: Fee Simple Features: Vaulted Ceiling(s); No Heating: Electric Heat New Financing: Cash; VA; FHA; Breakfast Bar Items Updated: Kitchen Yr Interior Steps Utilities: APS; City Electric Conventional; Seller May Carry Updated: 2009; Kitchen Complex Feature: Total Asum Mnth Pmts: \$ 0 Water: City Water Biking/Walking Path; Partial/Full: Partial; Bath(s) Yr Down Payment: \$ 0 Sewer: Sewer - Public Clubhouse/Rec Room; Updated: 2009; Bath(s) Services: City Services Existing 1st Loan: Treat as Technology: 3+ Exist Tele Lines Free&Clear Community Pool; Gated Partial/Full: Partial Community Cable TV Avail; HighSpd Intrnt Exist 1st Loan Terms: Flooring: Carpet; Tile Aval Disclosures: Seller Disc Avail Energy/Green Feature: Ceiling Possession: Close of Escrow Fan(s) **Homeowner Association Information** HOA Fee/Paid: \$ 130/Monthly Homeowners Assoc: Y Assoc Rules/Info: Pets OK (See Cap Imprv/Impact Fee: 0 Association Fee Incl: Exterior **HOA Name:** Colby Management Rmrks) Land Lease Fee: 0 PAD Fee: \$ 0

HOA Telephone:

Mnt of Unit; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint

Pricing and Sale Info Listing Dates Listing Contract Info CDOM/ADOM: 261 / 87 Special Listing Cond: N/A List Price: \$ 79,900

Listed by: Arizona Realty One Group (reog04)