

Client Report (1)

8940 W OLIVE AVE 51 Peoria, AZ 85345

\$79,900

	4292187 Residential Townhouse Active
	Beds/Baths: 2 / 2 SF: 1,022 / County Assessor Year Built: 1984 Pool - Private: No Pool Spa: None EF: 22RX1C Approx Lot SqFt: 1,100 / SqFt Not Available 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
Subdivision: WESTGREEN TOWNHOUSES PHASE 1 AMD LT Tax Municipality: Peoria Marketing Name: Planned Cmty Name: Westgreen Town Homes Model: Builder Name: Unknown Hun Block: 4000 N Map Code/Grid: M31 Bldg Number: High School Dist #: 011 - Peoria Unified District 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 13 10	Kitchen 11 9	Dining Room 11 9	Living Room 17 12
Features	Room Details	Construction & Utilities	County, Tax and Financing	
Approx SqFt Range: 1,000 - 1,200 Parking: 1 Car Carport Horses: N Fireplace: 1 Fireplace Property Description: Gated Community; North/South Exposure; Borders Common Area Exterior Features: Patio; Storage Shed(s); Private Street (s); Childrens Play Area Features: Vaulted Ceiling(s); No Interior Steps Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Gated Community Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: 2 Master Baths Additional Bedroom: 2 Master Bdrms; Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Wshlr/Dry HookUp Only; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar Items Updated: Kitchen Yr Updated: 2009; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2009; Bath(s) Partial/Full: Partial	Architecture: Territorial/Santa Fe Unit Style: All on One Level; Two Common Walls; End Unit; Courtyard Facing Const - Finish: Stucco Construction: Frame - Wood Roofing: Built-Up Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; City Electric Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: WESTGREEN TOWNHOUSES PHASE 1 AMD LT 1-132 TR A-Q AN: 142-89-333 Lot Number: 51 Town-Range-Section: 3N-1E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$ 936.18/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; Seller May Carry Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow	
Homeowner Association Information				
Homeowners Assoc: Y HOA Name: Colby Management HOA Telephone:	HOA Fee/Paid: \$ 130/Monthly Association Fee Incl: Exterior Mnt of Unit; Sewer; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0	
Listing Dates		Pricing and Sale Info		Listing Contract Info
CDOM/ADOM: 261 / 87		List Price: \$ 79,900		Special Listing Cond: N/A
Listed by: Arizona Realty One Group (reog04)				