

Comparable Market Analysis

2726 E FREMONT RD, Phoenix, AZ, 85042

Prepared for 2726 E Fremont Rd CMA—Wednesday, August 11, 2021



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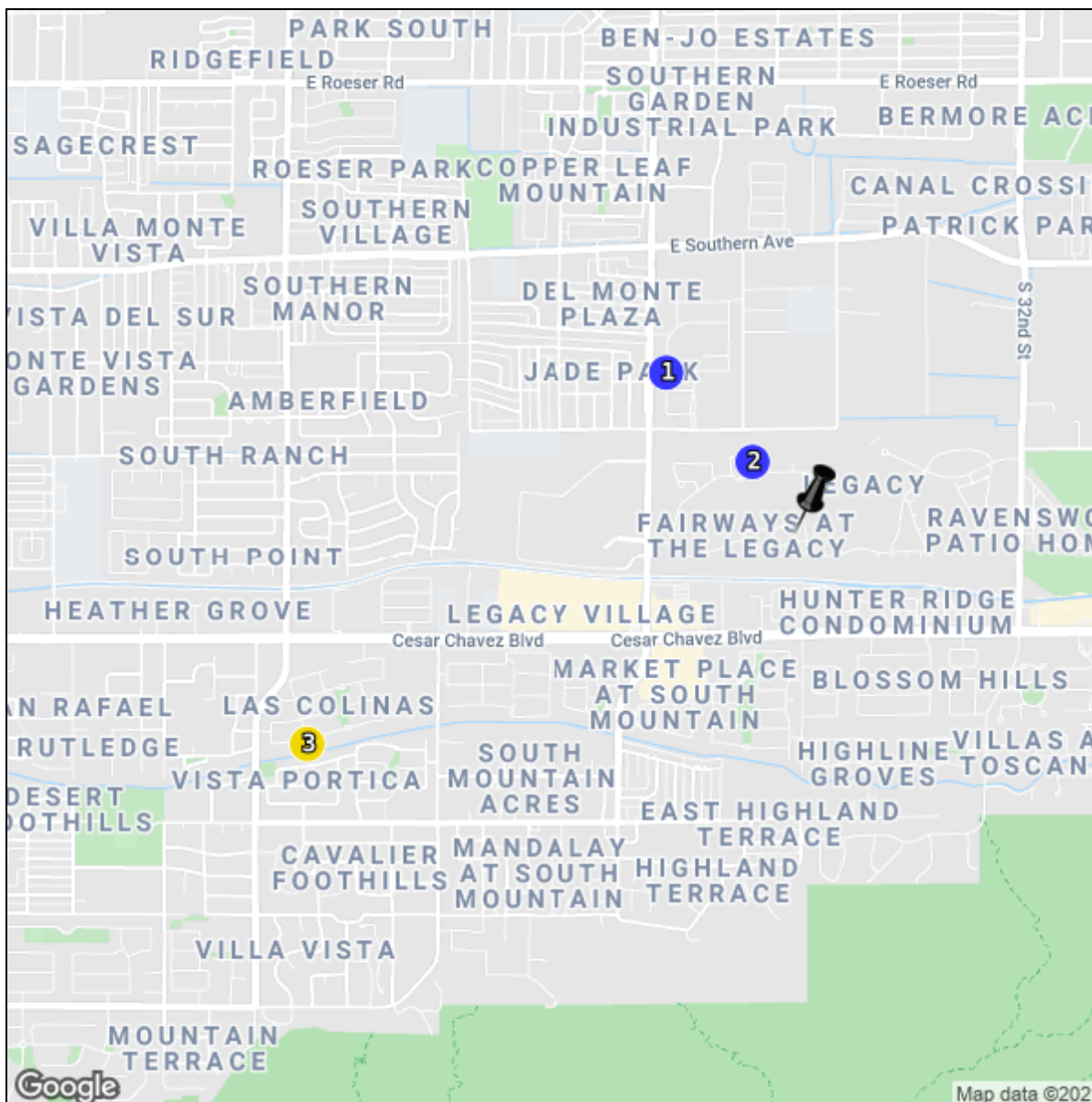
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License #: SA683609000

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

Map of Subject And Comparable Properties



● Active ● Sold ● Pending ● Temp Off Market ● Cancelled ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	2726 E FREMONT RD , Phoenix AZ 85042			
1	2413 E ALTA VISTA RD , Phoenix AZ 85042	6214875	Closed	0.56m
2	6841 S 26th PL , Phoenix AZ 85042	6236374	Closed	0.23m
3	1705 E BEVERLY RD , Phoenix AZ 85042	6261895	Pending	1.44m

Subject



Address	2726 E FREMONT RD , Phoenix, AZ 85042
# Bedrooms	4
# Bathrooms	2.50
Approx SQFT	2258.00
Approx Lot SqFt	5175.00
Year Built	2000

Comparable Properties

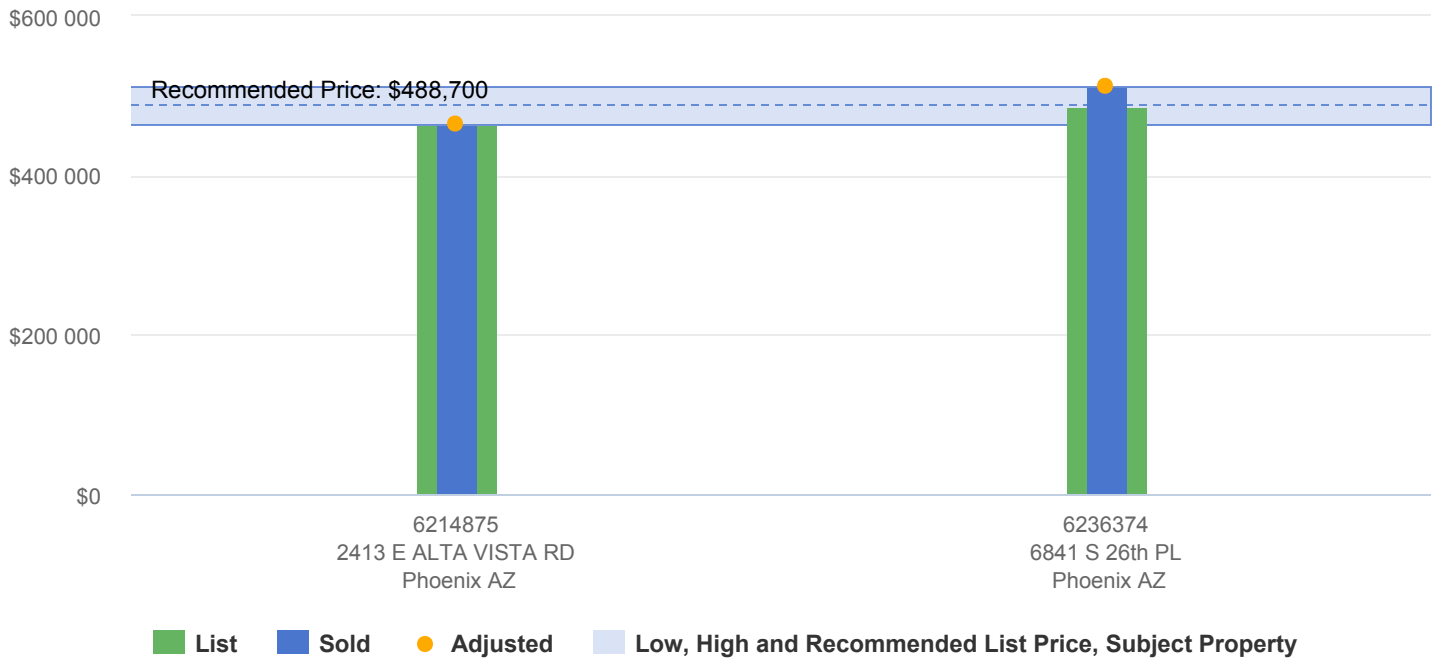


Distance From Subject		0.56	0.23	1.44
List Price		\$464,990	\$486,000	\$475,000
Original List Price		\$449,990	\$474,900	\$499,000
Sold Price		\$465,000	\$512,400	
Status		Closed	Closed	Pending
Status Date		06/19/2021	08/05/2021	08/11/2021
Agent Days on Market		5	63	26
Cumulative Days on Market		5	63	25
Adjustment		+/-	+/-	+/-
# Bedrooms	4	4	4	3
# Bathrooms	2.5	3.5	3	2.5
Approx SQFT	2,258	2,592	2,548	2,700
Approx Lot SqFt	5,175	6,458	5,174	7,122
Year Built	2000	2019	2001	2004
Adjusted Price	\$488,700	\$465,000	\$512,400	\$475,000

Price Analysis

List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

MLS #	Address	List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per		Sold Date	Sold Price	Total Adjusts	Adjusted Price
							Approx SQFT	Price				
6214875	2413 E ALTA VISTA RD, Phoenix AZ	\$464,990	5	5	43.5FRDO2G2S	2,592	\$179.40		06/18/2021	\$465,000	-	\$465,000
6236374	6841 S 26th PL, Phoenix AZ	\$486,000	63	63	43FRO2G	2,548	\$201.10		08/04/2021	\$512,400	-	\$512,400

Summary of Pending Listings

MLS #	Address	Orig. List Price	ADOM	CDOM	Encoded Features	Approx SQFT	Price per		List Price	Total Adjusts	Adjusted Price
							Approx SQFT	Price			
6261895	1705 E BEVERLY RD, Phoenix AZ	\$499,000	26	25	32.5FRDO3G2S	2,700	\$175.93		\$475,000	-	\$475,000

Low, Average, Median, and High Comparisons

	Closed	Pending	Overall
Low	\$465,000	\$475,000	\$465,000
Average	\$488,700	\$475,000	\$484,133
Median	\$488,700	\$475,000	\$475,000
High	\$512,400	\$475,000	\$512,400

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List		Avg. Sold Price	Avg. Sale/List Price	Avg. Approx SQFT	Avg. List \$/Approx SQFT	Avg. Sold \$/Approx SQFT	Avg. ADOM	Avg. CDOM
			Price	Sold Vol.							
Closed	4	1,905,890	476,472	1,947,400	486,850	1.02	2,760	173.48	177.30	24	23
Pending	1	475,000	475,000	0	0	0.00	2,700	175.93	0.00	26	25
Overall	5	2,380,890	476,178	1,947,400	486,850	1.02	2,748	173.97	177.30	24	23

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; Inside 1.36 mi. radius search from 6900 S 24th St, Phoenix, AZ 85042, USA; Status of 'Closed', 'Pending'; Dwelling Type of 'Single Family - Detached'; Dwelling Styles of 'Detached'; # Bedrooms between 3 and 4; # Bathrooms between 2 and 9999; Approx SQFT between 1900 and 4700; # of Interior Levels between 2 and 999; Close of Escrow Date between '02/11/2021' and '08/11/2031'; or Pool Features of No Pool.

Listing Price Recommendation




Low	\$465,000
High	\$512,400
Recommended	\$488,700

Client Report (1)

7914 S 25TH PL, Phoenix, AZ 85042

\$460,000

	6195648 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 2.5 Bedrooms Plus: 6 Approx SqFt: 2,913 / County Assessor Price/SqFt: \$157.91 Year Built: 2017 Pool: Community Only Encoded Features: 42.5FRO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,797 / County Assessor Approx Lot Acres: 0.133 Subdivision: MOUNTAIN TRAILS EAST Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Mountain Trails East Model: Builder Name: Beazer Hun Block: Map Code/Grid: S35 Building Number:
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Elementary School Jr. High School: Cloves C Campbell Sr Elementary School	High School Dist #: 210 - Phoenix Union High School District High School: South Mountain High School

Cross Streets: 24th St and Baseline **Directions:** Baseline S on S 24th St, East on E Fawn Drive, North around to property on corner of Fawn and S 25th Place.

Public Remarks: ** Corner lot in a gated community. This highly upgraded 4 bedroom 2.5 bath wont last long. There is tile plank floors upstairs and easy care elegant custom epoxy floor downstairs. Double oven, open kitchen with quartz counters, custom backslash, upgraded shaker cabinets with crown molding. Plenty of space with the open great room design and a separate dining area. Dry bar / coffee bar area. Main floor has a 1/2 bathroom off the kitchen. Other builder upgrades include: wood plantation shutters, custom baseboards, additional lighting throughout, 9 foot ceilings, wood stair-railing, and a 7 foot garage door. Super low maintenance yard with Synthetic grass and plenty of additional concrete spaces for your patio set or Spa.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: RV Gate Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Synthetic Grass Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Community Pool; Gated Community Flooring: Carpet; Concrete; Tile Windows: Dual Pane; Low-E	Kitchen Features: Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Master Bedroom: Upstairs Laundry: Upstairs Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room; Loft	Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration; HVAC SEER Rating: 14,000 Heating: Natural Gas Plumbing: Gas Hot Wtr - Trnkls Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Security Sys Owned	County Code: Maricopa Legal Description (Abbrev): AN: 301-26-794 Lot Number: 39 Town-Range-Section: 1S-3E-2 Cty Bk&Pg: 1266, 41 Plat: 413 Taxes/Yr: \$3,606/2020 Ownership: Fee Simple New Financing: Cash; Conventional Existing 1st Loan: VA Existing 1st Ln Trms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$140 / Monthly	HOA Name: Mountain Trails AAM	HOA Telephone: 866-516-7424
HOA Transfer Fee: \$0		
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Other (See Remarks)	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$140
Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 21 / 25 Status Change Date: 03/27/2021 Close of Escrow Date: 03/26/2021 Off Market Date: 03/17/2021	List Price: \$475,000 Sold Price: \$460,000 Sold Price/SqFt: \$157.91 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Coldwell Banker Realty (cbrb29)

Janniere

DND2 (D o N ot 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.

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FBS.
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Client Report (1)

2413 E ALTA VISTA RD, Phoenix, AZ 85042

\$465,000



6214875	Residential	Single Family - Detached	Closed
Beds/Baths: 4 / 3.5	Bedrooms Plus: 6	Approx Lot SqFt: 6,458 / County Assessor	Approx Lot Acres: 0.148
Approx SqFt: 2,592 / County Assessor	Price/SqFt: \$179.39	Year Built: 2019	Flood Zone: No
Pool: None	Encoded Features: 43.5FRDO2G2S	Exterior Stories: 2	# of Interior Levels: 2
Dwelling Type: Single Family - Detached	Dwelling Styles: Detached	Ele Sch Dist: 066 - Roosevelt Elementary District	High School Dist #: 210 - Phoenix Union High School District
Elementary School: T G Barr School	Jr. High School: T G Barr School	High School: South Mountain High School	

Cross Streets: 24th St and Southern ave **Directions:** South on 24th street, East on Vineyard, north on 25th st, East on Alta Vista to gated Arbors community.

Public Remarks: Stunning new home in the beautiful community of The Arbors. Home is less than two year old. The Firwood home, one of the most popular floor plan of the Arbors community. Features vaulted ceilings, 4 bedrooms, den/dinning room and 3.5 bathrooms. 16th feet glass sliding door. Designer features throughout the home including paver driveway, walkway and back patio.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Road Responsibility: Private Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s); Private Street(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings Community Features: Biking/Walking Path; Children's Playgrnd; Gated Community; Near Bus Stop Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane; ENERGY STAR Qualified Windows; Tinted Windows; Vinyl Frame	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Engy Star (See Rmks); Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room; 2 Master Baths Master Bedroom: Downstairs Additional Bedroom: 2 Master Bdrms; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Engy Star (See Rmks); Inside; Upstairs Laundry Dining Area: Formal; Breakfast Bar; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Loft	Architecture: Ranch; Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Stone Construction: Frame - Wood; Blown Cellulose Roofing: Tile Fencing: Other Cooling: Refrigeration; Ceiling Fan(s); HVAC SEER Rating: 0 Heating: Electric Utilities: SRP; SW Gas; City Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: HighSpd Intrnt Aval	County Code: Maricopa Legal Description (Abbrev): LOT 44 ARBORS MCR 134705 AN: 122-88-070 Lot Number: 44 Town-Range-Section: 1N-3E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$3,302/2020 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$149 / Monthly	HOA Name: Arbors Community	HOA Telephone: 6029579191
HOA Transfer Fee: \$448.5	HOA Prop Man Co Name: AAM, LLC	HOA Prop Man Co Tele: 6029579191
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint; Street Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$149
Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ N/A \$
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:
	PAD Fee Y/N: N / /	


Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 5 / 5	List Price: \$464,990	Special Listing Cond: Owner/Agent
Status Change Date: 06/19/2021	Sold Price: \$465,000	
Close of Escrow: 06/18/2021	Sold Price/SqFt: \$179.4	
Date:	Loan Type: Conventional	
Off Market Date: 04/19/2021	Loan Years: 30	
	Payment Type: Fixed	
	Buyr Concess to Sell: 0 \$	
	Sellr Concess to Buy: 0 \$	
	Closing Cost Split: Buyer - B	

Listed by: neXGen Real Estate (nxtg01)

Client Report (1)

7914 S 25TH PL, Phoenix, AZ 85042

\$510,000

	6224469 Residential Single Family - Detached Closed
	<p>Beds/Baths: 4 / 2.5 Bedrooms Plus: 6 Approx SqFt: 2,986 / County Assessor Price/SqFt: \$170.8 Year Built: 2017 Pool: Community Only Encoded Features: 42.5FRO2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>
	<p>Approx Lot SqFt: 5,797 / County Assessor Approx Lot Acres: 0.133 Subdivision: MOUNTAIN TRAILS EAST Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: UNK Hun Block: Map Code/Grid: S35 Building Number:</p>
	<p>Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Roosevelt Elementary School Jr. High School: Cloves C Campbell Sr Elementary School</p>
	<p>High School Dist #: 210 - Phoenix Union High School District High School: South Mountain High School</p>

Cross Streets: 24th St and Baseline **Directions:** From E Baseline Rd and S 16th head East on E Baseline Rd, right on S 24th St, left on E Fawn Dr, take a quick left, it will curve to the right twice, home is on the right.

Public Remarks: VACANT! 4 bedroom with den, 2.5 bath on a corner lot!! Wood shutters on all windows. Open living concept living, kitchen and dining area! Kitchen features light and bright cabinets, backsplash, dual ovens, cook top, wet island with breakfast bar. New Luxury Vinyl Plank flooring downstairs and NEW carpet in the bedrooms! All bedrooms and laundry room upstairs. Cute modern fixtures throughout! Backyard - turf, covered patio, concrete patio extension.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: RV Gate Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; Borders Common Area Landscaping: Gravel/Stone Back; Desert Front; Synthetic Grass Back; Auto Timer H2O Front Exterior Features: Patio; Covered Patio(s) Features: Vaulted Ceiling(s); 9+ Flat Ceilings; Water Softener Owned; Drink Wtr Filter Sys Community Features: Community Pool; Gated Community Windows: Dual Pane; Low-E</p>	<p>Kitchen Features: Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub Master Bedroom: Upstairs Laundry: Upstairs Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room; Loft</p>	<p>Architecture: Santa Barbara/Tuscan Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Concrete Fencing: Block Cooling: Refrigeration; HVAC SEER Rating: 14,000 Heating: Natural Gas Plumbing: Gas Hot Wtr - Trnkless Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Security Sys Owned</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT 39 MOUNTAIN TRAILS EAST MCR 126641 AN: 301-26-794 Lot Number: 39 Town-Range-Section: 1S-3E-2 Cty Bk&Pg: 1266, 41 Plat: 413 Taxes/Yr: \$3,606/2020 Ownership: Fee Simple New Financing: Cash; VA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: None Possession: Close of Escrow</p>

Fees & Homeowner Association Information			
HOA Y/N: Y / \$140 / Monthly	HOA Name: Mountain Trails AAM	HOA Telephone: 866-516-7424	
HOA Transfer Fee: \$0			
HOA 2 Y/N: N / /			
HOA 3 Y/N: / /			
Association Fee Incl: Other (See Remarks)	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$140	
Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ 0 \$	
	Land Lease Fee Y/N: N / /	Cap Impv/Impt Fee 2:	
	PAD Fee Y/N: N / /		

Listing Dates	Pricing and Sale Info	Listing Contract Info
<p>CDOM/ADOM: 2 / 2 Status Change Date: 05/28/2021 Close of Escrow: 05/28/2021 Date: Off Market Date: 04/22/2021</p>	<p>List Price: \$479,900 Sold Price: \$510,000 Sold Price/SqFt: \$170.8 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N</p>	<p>Special Listing Cond: N/A</p>

Listed by: Offerpad (offe001)

Client Report (1)

6841 S 26th PL, Phoenix, AZ 85042

\$512,400

	6236374 Residential Single Family - Detached Closed
	Beds/Baths: 4 / 3 Bedrooms Plus: 5 Approx SqFt: 2,548 / County Assessor Price/SqFt: \$201.09 Year Built: 2001 Pool: None Encoded Features: 43FRO2G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached
	Approx Lot SqFt: 5,174 / County Assessor Approx Lot Acres: 0.119 Subdivision: FAIRWAYS AT THE LEGACY UNIT 2 REPLAT Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Engle Homes Hun Block: Map Code/Grid: R35 Building Number:
Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: T G Barr School Jr. High School: T G Barr School	High School Dist #: 210 - Phoenix Union High School District High School: South Mountain High School

Cross Streets: Baseline Rd. & 24th Str. **Directions:**

Public Remarks: Great family home in the very desirable Fairways at the Legacy golf course community* Bright, spacious & open floorplan w. 3 BR, a den & a loft, 3 full BA, a formal dining & living RM & a family RM open to the kitchen* Large master BR & master BA, the other 2 BR's are also generous size* The open kitchen includes maple cabinets, granite countertops, walk in pantry & stainless steel appliances incl. a side by side refrigerator* Spacious & grassy backyard w/ large shade trees* This home is centrally located & close to all shopping with quick access to Downtown Phoenix, Sky Harbor Airport, ASU, South Mountain hiking and Spring Training Baseball*

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); East/West Exposure Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Gated Community; Golf Course Flooring: Laminate; Tile	Kitchen Features: Range/Oven Gas; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included; Inside Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2021; Floor Partial/Full: Full; Kitchen Yr Updated: 2021; Kitchen Partial/Full: Partial	Const - Finish: Painted; Stucco Construction: Frame - Wood; Other (See Remarks) Roofing: Tile Fencing: Block Cooling: Refrigeration Heating: Natural Gas Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): LOT 164 FAIRWAYS AT THE LEGACY UNIT 2 REPLAT MCR 051313 AN: 122-96-313 Lot Number: 164 Town-Range-Section: 1N-3E-35 Cty Bk&Pg: Plat: Taxes/Yr: \$3,919/2020 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional; 1031 Exchange Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow


Fees & Homeowner Association Information

HOA Y/N: Y / \$125 / Monthly HOA Transfer Fee: \$0	HOA Name: Fairways The Legacy HOA Telephone: 6024374777 HOA Prop Man Co Tele: 6024374777
HOA 2 Y/N: N //	
HOA 3 Y/N: //	
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$125 Cap Imprv/Impact Fee: \$ 0 \$ Cap Imprv/Impt Fee 2:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 Status Change Date: 08/05/2021 Close of Escrow: 08/04/2021 Date: Off Market Date: 08/05/2021	List Price: \$486,000 Sold Price: \$512,400 Sold Price/SqFt: \$201.1 Loan Type: Cash Loan Years: 0 Payment Type: Other Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: N/A

Listed by: Keller Williams Realty Sonoran Living (kwaf01)

Client Report (1) **1705 E BEVERLY RD, Phoenix, AZ 85042** **\$475,000**

	6261895 Residential Single Family - Detached Pending
	<p>Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 2,700 / County Assessor Price/SqFt: \$175.93 Year Built: 2004 Pool: None Encoded Features: 32.5FRDO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p> <p>Ele Sch Dist: 066 - Roosevelt Elementary District Elementary School: Cloves C Campbell Sr Elementary School Jr. High School: Cloves C Campbell Sr Elementary School</p> <p>Approx Lot SqFt: 7,122 / County Assessor Approx Lot Acres: 0.163 Subdivision: LAS COLINAS Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Las Colinas Model: Eagle Builder Name: Richmond American Hun Block: E Map Code/Grid: S35 Building Number:</p> <p>High School Dist #: 210 - Phoenix Union High School District High School: South Mountain High School</p>

Cross Streets: 16th Street & South Mountain Ave. **Directions:** South on 16th Street past Baseline, left on Beverly Rd, enter at 1st gate on left entrance to Las Colinas, right on 16th place, left on Beverly Rd.

Public Remarks: *EASY TO SHOW!* Bright and spacious N/S facing move-in ready home with spectacular mountain views in the highly sought after gated community of Las Colinas. This immaculate 2,700 sqft home offers 3 bed + den, 3 ba and a 3-car tandem garage. Upgraded features include granite countertops, cabinets, massive walk-in wrap around pantry, wood shutters, new carpet and wood laminate upstairs. Your new gourmet kitchen with breakfast nook opens into a large family room with S. facing views. Upstairs provides a built-in office space, and huge loft/den featuring a sliding barn door. An oversized owner's suite awaits you with a balcony to enjoy AZ sunsets and mountain views. The community offers a playground, access to biking and trails, and easy access to major freeways. Welcome to your new home!

Den	Bedroom 2	Bedroom 3	Dining Room	Living Room
Master Bedroom		Garage 1		
		Great Room		
		Kitchen		

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Electric Door Opener; Tandem Garage Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Mountain View(s); North/South Exposure Landscaping: Desert Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Balcony Features: Vaulted Ceiling(s); Soft Water Loop Community Features: Biking/Walking Path; Children's Playgrmd; Gated Community Flooring: Carpet; Laminate; Tile</p>	<p>Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Upstairs Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room Items Updated: Floor Yr Updated: 2019; Floor Partial/Full: Partial; Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Partial</p>	<p>Architecture: Spanish Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Wrought Iron; Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; Security Sys Owned Energy/Green Feature: Multi-Zones</p>	<p>County Code: Maricopa Legal Description (Abbrev): AN: 301-33-433 Lot Number: 177 Town-Range-Section: 1S-3E-3 Cty Bk&Pg: Plat: Taxes/Yr: \$3,219/2020 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Existing 1st Loan: Private Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Miscellaneous: Home Warranty Possession: By Agreement</p>

Fees & Homeowner Association Information

HOA Y/N: Y / \$120 / Monthly	HOA Name: Las Colinas HOA	HOA Telephone: 480-567-9791
HOA Transfer Fee: \$200	HOA Prop Man Co Name: United HOA	HOA Prop Man Co Tele: 480-567-9791
HOA 2 Y/N: N / /		
HOA 3 Y/N: / /		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$120
Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmks)	Rec Center Fee 2 Y/N: / /	Cap Imprv/Impact Fee: \$ 240 \$
	Land Lease Fee Y/N: N / /	Cap Imprv/Impt Fee 2:
	PAD Fee Y/N: N / /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 25 / 26	List Price: \$475,000	Special Listing Cond: N/A
Status Change Date: 08/11/2021		
Off Market Date: 08/11/2021		

Listed by: West USA Realty (wusa05)

