



6041313 Residential Single Family - Detached Active	
Beds/Baths: 3 / 2.5 Bedrooms Plus: 3 Approx SqFt: 2,522 / County Assessor Price/SqFt: \$215.11 Year Built: 1998 Pool: None Encoded Features: 32.5FRDXO3G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 24,147 / County Assessor Apx Lot Size Range: 24,001 - 35,000 Subdivision: PINNACLE FOOTHILLS Tax Municipality: Scottsdale Marketing Name: Planned Cmty Name: Model: Builder Name: Savage - Thomas Homes Hun Block: 11200 E Map Code/Grid: H39 Bldg Number:
Ele Sch Dist: 093 - Cave Creek Unified District Elementary School: Desert Sun Academy Jr. High School: Sonoran Trails Middle School	High School Dist #: 093 - Cave Creek Unified District High School: Cactus Shadows High School

Cross Streets: DYNAMITE & ALMA SCHOOL **Directions:** E on Dynamite/Rio Verde to 113th Ave. Left(N) on 113th to end of road. turn left than left onto 112th. Home on corner.

Public Remarks: This spacious home features unparalleled views from the wonderful private rear patio. The builtin outdoor fireplace is flanked by builtin seating. The expansive rear yard ensures your view will remain undisturbed. Inside this spacious home boast 3 bedrooms and 2.5 bathrooms. A separate formal living room and dining room makes this home wonderful for entertaining. An open floorplan make the home feel much larger. The kitchen features a spacious pantry and an island with a breakfast bar. Gas cooktop, built in oven. The gas fireplace in the family room makes a perfect location that provides excellent views. The roomy 3 car garage will hold most of your toys. The split floor plane creates 2 separate master suites. with a 3rd bedroom/den next to it.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: 2 Fireplace; Fireplace Family Rm; Gas Fireplace; Exterior Fireplace Property Description: Corner Lot; Mountain View(s) Landscaping: Gravel/Stone Front; Gravel/Stone Back; Natural Desert Back Exterior Features: Patio; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Soft Water Loop Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Cook Top Gas; Dishwasher; Built-in Microwave; Wall Oven(s); Pantry; Walk-in Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; 220 V Dryer Hookup; Inside Laundry Dining Area: Formal; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile; Rolled Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Gas Heat Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Multi-Zones	County Code: Maricopa Legal Description (Abbrev): LOT 3 PINNACLE FOOTHILLS MCR 039850 AN: 216-74-044 Lot Number: 3 Town-Range-Section: 5N-5E-27 Cty Bk&Pg: Plat: Taxes/Yr: \$3,257/2019 Ownership: Fee Simple New Financing: Cash Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: N / / Rec Center Fee 2 Y/N: N / / Land Lease Fee Y/N: N / / PAD Fee Y/N: N / /	Ttl Mthly Fee Equiv: \$0 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 863 / 36 List Date: 02/24/2020 Status Change Date: 02/24/2020	Original List Price: \$542,500 List Price: \$542,500	SA: N / BB: Y / % 2.5 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A; Lender Owned/REO

Private Rmks - DND2: All offers need to be submitted at <https://www.hubzu.com/property/201571309084995-28437-N-112th-Way-Scottsdale-AZ-85262> MLS LOCKBOX HAS CODE FOR DEADBOLT.

Semi-Private Remarks: Please disregard days on market. Prior owner had listed for rent and for sale previously. Was listed for nearly double the homes value.

Office Remarks:	
Showing Instructions: Permission Required to Show: Yes; To Schedule Showing: Contact Via ShowingTime, Text, Phone or Email; Primary Showing Contact: Listing Agent; ARMLS Lockbox: Yes; Non-ARMLS Lockbox: No Occupant - DND2: Vacant Ownr/Occ Name - DND2: Vacant	Lockbox Location: Front Door Alarm Code - DND2: Gate Code - DND2: Mech-box Code - DND2: Other Code - DND2:

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax

LA	Dave Corbidge dc112 BR114931000	Stix Realty stxr01 LC585493000	4804640700	480-464-0700	Dave@STIXRealty.com	480-464-0700 480-464-0700	888-603-8427

Prepared by Gary
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DND2 (D o N o t 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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