

 <p>2018 ARMLS</p>	<p>5852587 Residential Single Family - Detached Active</p>			
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**Cross Streets:** SHEA BLVD & SAGUARO BLVD **Directions:** From Shea take Saguaro Blvd. to Monterey then west to property

**Public Remarks:** THIS UNIQUE 3 BD/3.5 BA HOME IS ORDERED SOLD AT AUCTION. BLOCK CONST. LOT IS JUST SHY OF 1 AC. UNBELIEVABLE VIEWS AND LOCATION. NEEDS TLC AND FIX UP.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p><b>Approx SqFt Range:</b> 2,501 - 2,750  <b>Garage Spaces:</b> 2  <b>Carpport Spaces:</b> 0  <b>Total Covered Spaces:</b> 2  <b>Slab Parking Spaces:</b> 3  <b>Parking Features:</b> Electric Door Opener; RV Parking  <b>Pool - Private:</b> Pool - Private; Fenced Pool; Play Pool  <b>Spa:</b> Spa - Private; Above Ground Spa; Spa - Heated  <b>Horses:</b> N  <b>Fireplace:</b> 2 Fireplace; Fireplace Family Rm; Fireplace Living Rm  <b>Property Description:</b> Hillside Lot; City Light View(s); Mountain View(s); North/South Exposure  <b>Landscaping:</b> Desert Front; Natural Desert Back; Yrd Wtring Sys Front  <b>Exterior Features:</b> Patio; Covered Patio(s); Balcony/Deck(s); Circular Drive; Built-in BBQ  <b>Features:</b> Fix-Up Needs Repair; Skylight(s); Vaulted Ceiling(s); Wet Bar(s)  <b>Flooring:</b> Carpet; Tile  <b>Windows:</b> Dual Pane</p>	<p><b>Kitchen Features:</b> Dishwasher; Built-in Microwave; Wall Oven(s); Pantry  <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks  <b>Master Bedroom:</b> Split  <b>Additional Bedroom:</b> 2 Master Bdrms; Separate Bdrm Exit; Mstr Bdr Walkin Clst  <b>Laundry:</b> Inside Laundry  <b>Dining Area:</b> Formal; Breakfast Room  <b>Basement Y/N:</b> Y  <b>Basement Description:</b> Walkout; Finished  <b>Sep Den/Office Y/N:</b> N  <b>Other Rooms:</b> Family Room</p>	<p><b>Architecture:</b> Contemporary  <b>Unit Style:</b> Two Levels  <b>Const - Finish:</b> Painted; Stucco  <b>Construction:</b> Slump Block  <b>Roofing:</b> All Tile  <b>Fencing:</b> None  <b>Cooling:</b> Refrigeration; Ceiling Fan(s)  <b>Heating:</b> Electric Heat  <b>Plumbing:</b> Recirculation Pump  <b>Utilities:</b> SRP  <b>Water:</b> Pvt Water Company  <b>Sewer:</b> Sewer - Public  <b>Services:</b> City Services  <b>Technology:</b> Cable TV Avail  <b>Energy/Green Feature:</b> Multi-Zones</p>	<p><b>County Code:</b> Maricopa  <b>Legal Description (Abbrev):</b> LOT 36 BLOCK 5 FOUNTAIN HILLS AZ FP 403B MCR 015911  <b>AN:</b> 176-10-196  <b>Lot Number:</b> 36  <b>Town-Range-Section:</b> 3N-6E-26  <b>City Bk&amp;Pg:</b> 15911  <b>Plat:</b>  <b>Taxes/Yr:</b> \$1,746/2018  <b>Ownership:</b> Fee Simple  <b>New Financing:</b> Cash; Conventional  <b>Total Asum Mnth Pmts:</b> \$0  <b>Total Encumbrance:</b> \$0  <b>Down Payment:</b> \$0  <b>Existing 1st Loan:</b> Conventional; Treat as Free&amp;Clear  <b>Existing 1st Ln Trms:</b> Non Assumable  <b>Disclosures:</b> Agency Discl Req  <b>Auction:</b> Yes  <b>Auction Info:</b> Auction Date: 12/19/2018; Minimum Bid Price: 250,000; Reserve: Yes; Auction Contact Name: STEWART LARSEN; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000  <b>Possession:</b> Close of Escrow</p>

**Fees & Homeowner Association Information**

HOA Y/N: N / /	
HOA 2 Y/N: / /	