

Client Report (1)

18416 N CAVE CREEK RD 2005 Phoenix, AZ 85032

\$47,250

	4293324 Residential Apartment Style/Flat Active	
	Beds/Baths: 2 / 2 SF: 948 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 22R1C Lot Size: Not Available Level: Single Level Dwelling Type: Apartment Style/Flat	Subdivision: UNION HILLS CONDOMINIUM Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: UNKNOWN Hun Block: 18000 N Map Code/Grid: K35 Bldg Number:
	Ele Sch Dist: 069 - Paradise Valley Unified District Elementary School: Echo Mountain Jr. High School: Vista Verde	High School Dist #: 069 - Paradise Valley Unified District High School: Paradise Valley

Cross Streets: UNION HILLS AND CAVE CREEK ROAD **Directions:** JUST SOUTH OF UNION HILLS, WEST SIDE OF STREET. SEE REALTOR REMARKS FOR GATE CODE AND LOCK BOX CODE. LOCK BOX NOT MLS

Remarks: LENDER OWNED, THIS IS NOT A SHORT SALE, WE GET ANSWERS (ALLOW 1-4 BUSINESS DAYS) AND CAN CLOSE ESCROWS IN 30 DAYS. WOW, WHAT A BUY. GREAT OPEN FLOOR, NICE KITCHEN. ADD PAINT AND NEW CARPET AND WOW, WHAT A GREAT BUY. VACATION AT HOME WITH A RESORT LIKE POOL AREA. CLUBHOUSE WITH KITCHEN. GYM, BILLIARDS. SOLD AS IS, SELLER'S ADDENDUM FOLLOWS ACCEPTED OFFER. A LSR OR PROOF OF CASH MUST BE ATTACHED TO AN AAR CONTRACT. PLEASE WRITE NO SPDS AND NO CLUE REPORT ON PAGE 7 OF AAR CONTRACT. SELLER REQUESTS A TITLE COMPANY. BUYER TO VERIFY ALL ITEMS OF MATERIAL IMPORTANCE. SEE REALTOR REMARKS FOR GATE CODE AND LOCK BOX CODE.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: Less Than 1,000 Parking: 1 Car Carport Horses: N Fireplace: No Fireplace Exterior Features: Balcony/Deck(s) Features: Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Near Bus Stop Flooring: Carpet; Linoleum	Kitchen Features: Range/Oven; Dishwasher; Microwave Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Great Room	Architecture: Contemporary Unit Style: All on One Level; Neighbor Above; Neighbor Below Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Subdivision: UNION HILLS CONDOMINIUM AN: 214-07-551 Lot Number: 2005 Town-Range-Section: 4N-3E-34 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,672/2009 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: EAGLE PROPERTY MGT HOA Telephone: 602-224-7000	HOA Fee/Paid: \$ 196/Monthly Association Fee Incl: Exterior Mnt of Unit; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Front Yard Maint; Common Area Maint; Street Maint	Assoc Rules/Info: Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0	List Price: \$ 47,250	Special Listing Cond: Lender Owned Prop

Listed by: Realty Executives (reax09)