



6522450	Residential	Single Family - Detached	Active
Beds/Baths: 4 / 3		Approx Lot SqFt: 7,344 / County Assessor	
Bedrooms Plus: 4		Approx Lot Acres: 0.169	
Approx SqFt: 2,229 / County Assessor		Subdivision: MARY ANN MANOR	
Price/SqFt: \$426.2		Tax Municipality: Phoenix	
Year Built: 1955		Marketing Name: Prime Arcadia Lite	
Pool: Private Only		Planned Cmty Name:	
Encoded Features: 43RPO1.5C2S		Model:	
Exterior Stories: 1		Builder Name: custom	
# of Interior Levels: 1		Hun Block:	
Dwelling Type: Single Family - Detached		Map Code/Grid: P36	
Dwelling Styles: Detached		Building Number:	
Ele Sch Dist: Scottsdale Unified District		High School District: Scottsdale Unified District	
Elementary School: Tavan Elementary School		High School: Arcadia High School	
Jr. High School: Ingleside Middle School			

Cross Streets: 44th and Indian school **Directions:** East rom 44th Street & Indian School, 44th Pl is small street, head south.

Public Remarks: Updated in Prime Arcadia-Lite on Quiet street near 44th/Indian School. Seller 2-1 Rate Buydown! Split Master overlooking resort yard with heated salt water pool and water feature visible from the moment you enter. The most popular neighborhood in Phoenix, walking distance along Canal to Old Town Scottsdale with a Camelback Mountain backdrop. Great Room features oversized leathered granite island, gourmet kitchen with gas range and Stainless Steel appliances, a just-added Cove dishwasher and Drawer-style microwave. Master with spa bath including soaking tub. HVAC system was just upsized to 5 ton system and charging station added for your Electric Vehicle. Laundry room large enough for desk activities. 330 bottle refrigerated wine chiller with beautiful glass display in guest bedroom-den.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 1.5 Total Covered Spaces: 1.5 Slab Parking Spaces: 2 Parking Features: Electric Vehicle Charging Station(s); Separate Strge Area Pool Features: Private; Heated Spa: None Horses: N Fireplace: No Fireplace Property Description: Alley Landscaping: Grass Front; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Childrens Play Area; Covered Patio(s); Patio; Pvt Yrd(s)/Crtyrd(s) Features: 9+ Flat Ceilings; No Interior Steps Flooring: Carpet; Tile; Wood Windows: Dual Pane; Vinyl Frame Accessibility Feat.: Zero-Grade Entry	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Floor Yr Updated: 2013; Floor Partial/Full: Full; Wiring Yr Updated: 2013; Wiring Partial/Full: Full; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Partial; Ht/Cool Yr Updated: 2022; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2013; Roof Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full; Pool Yr Updated: 2014; Pool Partial/Full: Full	Architecture: Ranch; Contemporary Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat; ENERGY STAR Qualified Equipment Heating: Electric; ENERGY STAR Qualified Equipment Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Cable TV Avail; High Speed Internet Available; Security Sys Owned; Smart Home System	County Code: Maricopa Legal Description (Abbrev): LOT 11 MARY ANN MANOR MCR 006026 AN: 127-09-011 Lot Number: 11 Town-Range-Section: 2N-4E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$2,047/2022 Ownership: Fee Simple New Financing: Cash; CTL; VA; FHA; Conventional 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: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees		Rec Center Fee Y/N:	
Assoc Rules/Info: None		Rec Center Fee 2 Y/N:	
		Land Lease Fee Y/N:	
		PAD Fee Y/N: N	
		Other Fees HOA:	
Listing Dates	Pricing and Sale Info	Listing Contract Info	
CDOM/ADOM: 75 / 84 Status Change Date: 02/19/2023	List Price: \$950,000	SA: N / BB: Y / 3% Var: N Other Compensation: Special Listing Cond: N/A	

Listed by: Realty Executives (reax09)

Denise van den Bossche

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