

 <p>©2011 ARMLS</p>	4538940 Residential Single Family - Detached Pending	
	Beds/Baths: 4 / 2.5 SF: 2,375 / County Assessor Year Built: 2007 Pool: Private EF: 42.5FRDPO2G Approx Lot SqFt: 11,103 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: SHAMROCK ESTATES Tax Municipality: Maricopa - COUNTY Marketing Name: Shamrock Estates Planned Cmty Name: Shamrock Estates Model: Builder Name: Taylor Morrison Hun Block: 3070 E Map Code/Grid: V41 Bldg Number:
	Ele Sch Dist: 080 - Chandler Unified District Elementary School: Chandler Trad Campus - Freedom Jr. High School: Willie & Coy Payne Jr. High	High School Dist #: 080 - Chandler Unified District High School: Chandler

Cross Streets: Higley & Chandler Heights **Directions:** West on Chandler Heights, North on Shamrock Estates, West on Courtney to property.

Public Remarks: Not a short sale or bank owned property! FHA appraisal was done last month, Appraised for \$235,000! Popular single level floorplan! 4 bedrooms, 2.5 bathrooms and huge bonus room! Kitchen has granite counter tops and maple cabinets. Resort style backyard with a sparkling pool, covered patio, firepit and grassy area great for the kids.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage; Electric Door Opener Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Mountain View(s); North/South Exposure Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Patio; Covered Patio(s) Complex Feature: Children's Playgrnd Flooring: Carpet; Tile	Kitchen Features: Disposal; Dishwasher; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Other Bdrm Split Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Dining in LR/GR Other Rooms: Family Room; Den/Office Basement Description: None	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SHAMROCK ESTATES PHASE 2A AN: 304-77-572 Lot Number: 231 Town-Range-Section: 2S-6E-22 Cty Bk&Pg: Plat: Taxes/Yr: \$1,699/2010 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone: 602-957-9191	HOA Fee/Paid: \$156/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); 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: 5 / 5 Off Market Date: 02/21/2011	List Price: \$235,000	Special Listing Cond: N/A

Listed by: Keller Williams Integrity First Realty (kwif01)

