

 <p>2019 ARMLS</p>	<p>5876920 Residential Single Family - Detached Active</p>	
	<p>Beds/Baths: 4 / 7 Bedrooms Plus: 5 Approx SqFt: 7,800 / Architect Price/SqFt: \$192.31 Year Built: 2004 Pool: Both Private & Community Encoded Features: 47FRDXPSAO3G4S Exterior Stories: 2 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached</p>	<p>Approx Lot SqFt: 300,281 / County Assessor Apx Lot Size Range: 5 - 9.9 Acres Subdivision: AUCTION PROPERTY - MOUNTAIN PARK RANCH UNIT 31 LOT 1-61 TR A-D Tax Municipality: Maricopa - COUNTY Marketing Name: Canyon Reserve Planned Cmty Name: Mountain Park Ranch Model: Builder Name: CUSTOM Hun Block: Map Code/Grid: T35 Bldg Number:</p>
	<p>Ele Sch Dist: 028 - Kyrene Elementary District Elementary School: Kyrene de la Colina School Jr. High School: Kyrene Centennial Middle School</p>	<p>High School Dist #: 213 - Tempe Union High School District High School: Desert Vista High School</p>

Cross Streets: I-10 and Ray Road **Directions:** Ray Road to S. Canyon Dr. Turn right and go through gates on S. Canyon Drive to S. Rockhill Road. Turn right. House is first drive on the left. Look for the AUCTION sign.

Public Remarks: BID YOUR PRICE – NO MINIMUM OPENING BID – LAST LISTED \$2.5M – SUGGESTED OPENING BID \$1.5M – PRIVATE PHOENIX MOUNTAIN ESTATE nestled on 6.89 acres and surrounded by the Phoenix Mountain Preserve, offering privacy, tranquility and peaceful desert living. Single level, original owner home meticulously designed to embrace the majesty of the desert terrain. Entertainer's delight with ability to comfortably host 125+ guests. Resort style backyard with desert lined patio areas & swimming pool. Enjoy the private location surrounded by the Phoenix Mountain Preserve. Just minutes from airports, downtown Tempe and Phoenix, fine dining & entertainment. Pre-auction offers welcome!

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 5,001+ Garage Spaces: 3 Carpport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 4 Parking Features: Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 3+ Fireplace; Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace; Exterior Fireplace Property Description: Hillside Lot; Cul-De-Sac Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Desert Front; Desert Back; Natural Desert Front; Natural Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Patio; Covered Patio(s); Private Street(s); Built-in BBQ Features: Skylight(s); 9+ Flat Ceilings; Wet Bar(s); Water Softener Owned; Drink Wtr Filter Sys Community Features: Biking/Walking Path; Children's Playgrnd; Comm Tennis Court(s); Community Pool Htd; Gated Community Flooring: Stone; Wood Windows: Dual Pane; Low-E</p>	<p>Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Walk-in Pantry; Granite Countertops; Non-laminate Counter; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room; Tub with Jets Master Bedroom: Split Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in FR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room; Great Room; Media Room</p>	<p>Const - Finish: Painted; Stone; EIFS Synthetic Stcco Construction: Insldt Concrete Form Roofing: Built-Up Fencing: Other (See Remarks) Cooling: Refrigeration Heating: Electric Heat Plumbing: Recirculation Pump Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Srnd Snd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned</p>	<p>County Code: Maricopa Legal Description (Abbrev): LOT 38 MOUNTAIN PARK RANCH UNIT 31 LOT 1-61 TR A-D MCR 033630 AN: 301-76-873 Lot Number: 38 Town-Range-Section: 1S-3E-26 Cty Bk&Pg: Plat: Taxes/Yr: \$21,117/2017 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow</p>

Fees & Homeowner Association Information		
<p>HOA Y/N: Y / \$93 / Monthly HOA Transfer Fee: \$200</p>	<p>HOA Name: Canyon Reserve HOA Prop Man Co Name: Cornerstone</p>	<p>HOA Telephone: (602) 443-0331 HOA Prop Man Co Tele: (602) 443-0331</p>
<p>HOA 2 Y/N: Y / \$150 / Semi-Annually HOA 2 Transfer Fee: \$250</p>	<p>HOA 2 Name: Mountain Park Ranch</p>	<p>HOA 2 Telephone: (480) 704-5000</p>

HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	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: \$118 Cap Imprv/Impact Fee: \$ 0 \$ Cap Impv/Impt Fee 2:\$0 \$
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17 Status Change Date: 02/01/2019	List Price: \$1,500,000	Special Listing Cond: Owner/Agent
Listed by: United CountryReal Estate-Arizona Property & Auction (ucer001)		

Prepared by John L.
Payne

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