

	6382582      Residential      Single Family - Detached      Active	
	<b>Beds/Baths:</b> 3 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 3,070 / County Assessor <b>Price/SqFt:</b> \$276.87 <b>Year Built:</b> 2002 <b>Pool:</b> Private Only <b>Encoded Features:</b> 33FRXPO3G <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 48,622 / County Assessor <b>Approx Lot Acres:</b> 1.116 <b>Subdivision:</b> FOUNTAIN HILLS AZ FINAL PLAT NO 412A <b>Tax Municipality:</b> Fountain Hills <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> 9000 N <b>Map Code/Grid:</b> M41 <b>Building Number:</b>
	<b>Ele Sch Dist:</b> 098 - Fountain Hills Unified District <b>Elementary School:</b> McDowell Mountain Elementary School <b>Jr. High School:</b> Fountain Hills Middle School	<b>High School Dist #:</b> 098 - Fountain Hills Unified District <b>High School:</b> Fountain Hills High School

Cross Streets: Saguaro Blvd and Monterey

Directions: From Shea Blvd. turn north on Saguaro Blvd. then left on Monterey to property.

**Public Remarks:** THIS FABULOUS GOLF COURSE HOME IS ORDERED SOLD BY THE CREMONESE FAMILY TRUST. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO BUY AT AUCTION WHERE YOU HELP DETERMINE THE PRICE.

Master Bedroom							
Features		Room Details		Construction & Utilities			
<b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 0 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Pool Features:</b> Private; Diving Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Gas Fireplace <b>Property Description:</b> Golf Course Lot; Hillside Lot; Mountain View(s); North/South Exposure <b>Landscaping:</b> Desert Front; Desert Back; Synthetic Grass Frnt; Synthetic Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> 9+ Flat Ceilings; No Interior Steps; Water Softener Owned; Soft Water Loop <b>Community Features:</b> Golf Course <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane		<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Wall Oven(s); Granite Countertops; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split <b>Additional Bedroom:</b> Other Bdrm Split; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only; Inside <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Breakfast Room <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Family Room		<b>Architecture:</b> Contemporary <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Built-Up; Foam <b>Fencing:</b> Wrought Iron; Block; Other <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Electric <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP <b>Water:</b> Pvt Water Company <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> HighSpd Intrnt Aval <b>Energy/Green Feature:</b> Multi-Zones		<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 7 BLOCK 3 FOUNTAIN HILLS AZ FINAL PLAT NO 412A MCR 016826 <b>AN:</b> 176-10-178 <b>Lot Number:</b> 7 <b>Town-Range-Section:</b> 3N-6E-26 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$3,971/2021 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail <b>Auction:</b> Yes <b>Auction Info:</b> Auction Date: 04/28/2022; Minimum Bid Price: 850,000; Reserve: Yes; Auction Contact Name: Stewart Larsen; Auction Contact Phn: 480-861-2530; Auction License Nbr: BR035668000 <b>Possession:</b> Close of Escrow	
Fees & Homeowner Association Information							
HOA Y/N: N / /							
HOA 2 Y/N: / /							

HOA 3 Y/N: / /		
Association Fee Incl: Other (See Remarks) Assoc Rules/Info: Other (See Remarks)	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: \$0 Cap Imprv/Impact Fee: % 0 % Cap Impv/Impt Fee 2:%0 % Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 1 List Date: 04/12/2022 Status Change 04/12/2022 Date:	Original List Price: \$850,000 List Price: \$850,000	SA: N / BB: Y / % 2 % Var: N Type: ER Other Compensation: Special Listing Cond: N/A; Auction; Probate/ Estate

**Private Rmks - DND2:** ATTENTION AGENTS! Preview Thurs. (4/14) 2-5 pm. List Price is opening bid. A 10% Buyer's Premium Will Be Added. PLEASE NOTE THAT ALL BIDDING WILL BE DONE ONLINE at www.AzEstateBid.com. THE PERSONAL PROPERTY IS SELLING SEPARATE AND APART FROM THE HOME. Bidding starts April 18th.

**Semi-Private Remarks:** BUYER TO PAY A ONE-TIME TRANSFER FEE OF \$335.00 AT COE TO THE NEIGHBORHOOD COMMITTEE OF ARCHITECTURE. SEE NOPA ADDENDUM.

**Office Remarks:**

<b>Showing Instructions:</b> Permission Required to Show: Yes; To Schedule Showing: Contact Via Phone; ARMLS Lockbox: No; Non-ARMLS Lockbox: No <b>Occupant - DND2:</b> Vacant <b>Ownr/Occ Name - DND2:</b> DOROTHY E CREMONESE	<b>Lockbox Location:</b> <b>Alarm Code - DND2:</b> <b>Gate Code - DND2:</b> <b>Mech-box Code - DND2:</b> <b>Other Code - DND2:</b>
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	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
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