

	6412431 Residential Single Family - Detached Active	
	Beds/Baths: 5 / 3.5 Bedrooms Plus: 6 Approx SqFt: 3,116 / Appraiser Price/SqFt: \$160.46 Year Built: 1974 Flood Zone: No Pool: None Encoded Features: 53.5RXQNO3G4S Exterior Stories: 1 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 16,749 / County Assessor Approx Lot Acres: 0.385 Subdivision: FOUNTAIN HILLS ARIZONA NO. 401-A Tax Municipality: Fountain Hills Marketing Name: Planned Cmty Name: Model: Builder Name: N/A Hun Block: Map Code/Grid: M41 Building Number:
	Ele Sch Dist: 098 - Fountain Hills Unified District Elementary School: Four Peaks Elementary School - Fountain Hills Jr. High School: Fountain Hills Middle School	High School Dist #: 098 - Fountain Hills Unified District High School: Fountain Hills High School

**Cross Streets:** Shea and Saguaro **Directions:** North on Saguaro Blvd to Indian Wells, Make south u turn on Eagle Lane. Property on corner of Niblick Way and Eagle Lane.

**Public Remarks:** This is an Ordered Online Auction. Outstanding opportunity to finish this Custom Home in Fountain Hills with Mountain views! There are many great features this home has. Designed for someone with a vision to finish it the way they like. This home has a huge open floor plan along with an attached in-law suite with plans for a kitchenette! The spacious backyard and large corner lot are perfect for entertaining & has magnificent views. Prime location, close to the fountain and all the great things Fountain Hills offers.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 3 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 3 <b>Slab Parking Spaces:</b> 4 <b>Road Responsibility:</b> City Maintained Road <b>Pool Features:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace <b>Property Description:</b> Corner Lot; Mountain View(s) <b>Landscaping:</b> Desert Front; Desert Back <b>Exterior Features:</b> Balcony; Built-in BBQ <b>Features:</b> Fix-Up Needs Repair <b>Flooring:</b> Concrete	<b>Kitchen Features:</b> 220 Volts in Kitchen <b>Master Bathroom:</b> Full Bth Master Bdrm <b>Additional Bedroom:</b> Mstr Bdr Walkin Clst <b>Laundry:</b> Inside <b>Dining Area:</b> Other (See Remarks) <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> Y <b>Other Rooms:</b> Guest Qtrs-Sep Entrn	<b>Architecture:</b> Other (See Remarks) <b>Unit Style:</b> Two Levels <b>Const - Finish:</b> Other (See Remarks) <b>Construction:</b> Frame - Wood <b>Construction Status:</b> Under Construction <b>Roofing:</b> Built-Up; Tile <b>Fencing:</b> Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Electric <b>Utilities:</b> SRP <b>Water:</b> Pvt Water Company <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 3 BLOCK 6 FOUNTAIN HILLS ARIZONA NO. 401-A MCR 015910 <b>AN:</b> 176-08-537 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 3N-6E-23 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,713/2021 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash <b>Existing 1st Loan:</b> Private <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Agency Discl Req <b>Auction:</b> No <b>Possession:</b> By Agreement

#### Fees & Homeowner Association Information

Fees & Homeowner Association Information:		
HOA Y/N: N / /		
HOA 2 Y/N: / /		
HOA 3 Y/N: / /		
Association Fee Incl: No Fees Assoc Rules/Info: None	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: Cap Impv/Impt Fee 2: Com Facilities Distr: N

Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 41 / 30 <b>List Date:</b> 06/06/2022 <b>Status Change Date:</b> 07/07/2022 <b>Fallthrough Date:</b> 06/30/2022 <b>On Market Date:</b> 06/07/2022	<b>Original List Price:</b> \$699,900 <b>List Price:</b> \$500,000	<b>SA:</b> N / <b>BB:</b> Y / % 2 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A; Auction

**Private Rmks - DND2:** Property is open, so no key is needed to enter. Please use caution while viewing; it is an active job site. See www.AzEstateBid.com for the links for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as your buyer client's buyer agent. (see DOCUMENTS).

**Semi-Private Remarks:** Online bidding for the real estate closes on July 14th at 6:00PM. Please contact Stewart Larsen (The Larsen Company) with questions on the auction 480-844-1221, slarsen@thelarsencompany.com.

#### Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
<b>Permission Required to Show:</b> Yes <b>To Schedule Showing:</b> Use ShowingTime <b>Special Instructions See Private Remarks:</b> Yes	<b>Occupant - DND2:</b> Vacant <b>Ownr/Occ Name - DND2:</b> Client of Rod Team	<b>ARMLS Lockbox:</b> No <b>Non-ARMLS Lockbox:</b> No

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	David Rod dr033 BR030757000	Keller Williams Arizona Realty kwaz10 LC534270000	602-989-8000	480-767-3000	david@azhomeslist.com	602-989-8000 602-989-8000	480-304-3227
CLA	Cameron Rod		602-989-8000	480-767-3000	cameron@azhomeslist.com	602-828-8500	

	cr51590 SA665476000					602-828-8500	