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|  | <div>6581611 Residential Mfg/Mobile Housing Active</div> | | | |
| | <div>Beds/Baths: 1 / 1 Bedrooms Plus: 1 Approx SqFt: 470 / Owner Price/SqFt: \$10.64 Year Built: 1957 Pool: Community Only Encoded Features: 11R2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Mfg/Mobile Housing Dwelling Styles: Detached</div> | | <div>Approx Lot SqFt: 2,750 / Owner Approx Lot Acres: 0.063 Subdivision: LAMPLIGHTER MOBILE VILLAGE Tax Municipality: Apache Junction Marketing Name: Planned Cmty Name: Model: Builder Name: THE HENSLEE COMPANY Hun Block: Map Code/Grid: R44 Building Number:</div> | |
| | <div>Ele Sch Dist: Apache Junction Unified District Elementary School: Four Peaks Elementary School - Apache Junction Jr. High School: Apache Junction High School</div> | | <div>High School District: Apache Junction Unified District High School: Apache Junction High School</div> | |

Cross Streets: Broadway Rd and Meridian Rd **Directions:** North on Meridian Rd to 4th Ave, then east to the Lamplight Mobile Village on the left.

Public Remarks: MOBILE HOME ONLINE AUCTION - \$5,000 STARTING BID - UPDATED & NICE!! Don't miss this opportunity to bid and buy a very clean and fully remodeled 1-bed/1-bath mobile home in LAMPLIGHTER MOBILE VILLAGE, an all-ages, pet-friendly community with a community pool and on-site laundry. This 470+/- interior square feet mobile home is smoke free with no carpet and sits on a 2,750 square foot lot. The lot rent is \$550/month + \$80/month for water, sewer, and trash = \$630/month. Subletting this property is not permitted per park rules. Occupant(s) required to submit a lot rental application and be approved by LAMPLIGHTER MOBILE VILLAGE to reside there. Some furnishings included with the sale. CLICK "More" for more details.

| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|--|--|--|--|
| Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 2 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Corner Lot; North/South Exposure Landscaping: Desert Front; Natural Desert Back Exterior Features: Covered Patio(s); RV Hookup Features: No Interior Steps Community Features: Clubhouse/Rec Room; Community Laundry; Community Pool Mfg Home Features: Single Wide Flooring: Laminate | Kitchen Features: Range/Oven Elec; Cook Top Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Laminate Counters Master Bathroom: 3/4 Bath Master Bdrm Laundry: None Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N | Const - Finish: Painted; Siding Construction: Other (See Remarks) Roofing: Rolled; Reflective Coating Fencing: Chain Link Cooling: Refrigeration; Window/Wall Unit Heating: Electric; Wall/Floor Heat Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available | County Code: Maricopa Legal Description (Abbrev): AN: 101-06-007 Lot Number: 1 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$0/2023 Ownership: Fee Simple New Financing: Cash Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: Yes Auction Info: Auction Date: 07/18/2023; Minimum Bid Price: 5,000; Reserve: Yes; Auction Contact Name: John Payne; Auction Contact Phn: 480-422-6800; Auction License Nbr: BR527355000 Possession: Close of Escrow |

Fees & Homeowner Association Information

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|--|--|
| HOA Y/N: Y / \$0 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$0 | HOA Name: LAMPLIGHTER PARK HOA Telephone: 480-982-0435 HOA Management Phone: 623-418-5335 |
| HOA 2 Y/N: 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: Land Lease Fee Y/N: Y / \$550 Monthly PAD Fee Y/N: N |
| | Ttl Mthly Fee Equiv: \$550 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0 |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|--|---|--|
| CDOM/ADOM: 0 / 0 List Date: 07/18/2023 Expire Date: 12/31/2023 Status Change Date: 07/18/2023 | Original List Price: \$5,000 List Price: \$5,000 | SA: N / BB: Y / 2% Var: N Type: ER Other Compensation: Special Listing Cond: Auction |

Private Remarks: Public property previews and inspection (open houses) on Tuesday, July 20 and Wednesday, July 26 from 4:00 to 6:00 pm. No lockbox. Showings and access only during open houses. Co-listing brokers are Stewart Larsen (The Larsen Company Real Estate and Auction, 480-844-8221, slarsen@thelarsencompany.com) and John Payne (United Country Real Estate - Arizona Property & Auction, 480-422-6800, john@unitedcountryaz.com).

Semi-Private Remarks: See AZEstateBid.com for the links for your buyer client to register to bid. Online bidding (AZEstateBid.com) for the real estate closes on Thursday, July 27, 2023 at 6:00 pm. Please complete and return the Buyer-Agent Registration form before auction day to register as your buyer client's buyer

agent (see DOCUMENTS).

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| Office Remarks: | | |
| Showing Instructions | Owner/Occupant Information | Property Access |
| Permission Required to Show: Yes To Schedule Showing: Contact Via Text, Phone or Email Primary Showing Contact: Listing Agent Special Instructions See Private Remarks: Yes | Occupant - DND2: Owner Ownr/Occ Name - DND2: . | ARMLS Lockbox: No Non-ARMLS Lockbox: Yes Lockbox Location: NO LOCKBOX |

| | Name | Office | Primary Phone | Office Phone | E-mail | Mobile and Home | Fax |
|----|---------------------------------------|---|---------------|--------------|--------------------------|-----------------|--------------|
| LA | John L. Payne jp254 BR527355000 | United CountryReal Estate-Arizona Property & Auction ucer001 LC658684000 | 480-422-6800 | 480-422-6800 | john@UnitedCountryAZ.com | 602-315-4104 | 480-422-6800 |
| | | | 480-861-2530 | | | | |
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Some furnishings included with the sale: Adjustable bed base with head/foot lift and zero gravity option (mattress not included), Dining table with two chairs + storage bench, Patio set, Insulating drapes hung throughout, Heavy duty metal storage shelves inside shed. Appliances included (all electric): Range/oven, Microwave, Refrigerator, 40-gallon water heater, Two wall AC units, Two wall heaters. Lot #1 is a large corner lot that is fully fenced with a covered patio, two-car driveway, 6x8 storage shed, and original vintage metal doors. All plants on this property are drought-tolerant and require minimal care. Backyard flowering shade tree will attract hummingbirds as it grows. Easy access to Safeway, Walmart, Starbucks, and many restaurants. 15-minute drive from state parks and the Superstition wilderness area. Per standard with mobile homes, this property is sold AS IS and the seller makes no repairs, warranties, or guarantees.

| Open Houses | | | | |
|-------------|---------------------|-----------------|--|---|
| Date | Time | Open House Link | Comments | Directions |
| 07/26/2023 | 04:00 PM – 06:00 PM | | The property is open for public preview and inspection (open houses) on Tuesday, July 20 and Wednesday, July 26 from 4:00 to 6:00 pm. No lockbox. Showings and access only during open houses. | North on Meridian Rd to 4th Ave, then east to the Lamplight Mobile Village on the left. |
| 07/20/2023 | 04:00 PM – 06:00 PM | | The property is open for public preview and inspection (open houses) on Tuesday, July 20 and Wednesday, July 26 from 4:00 to 6:00 pm. No lockbox. Showings and access only during open houses. | North on Meridian Rd to 4th Ave, then east to the Lamplight Mobile Village on the left. |

2810 W 4th Ave Ave, Apache Junction, AZ



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Back



Back



Back



Bathroom



Bathroom



Bathroom



Water Heater



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Patio



Patio



Patio



Patio



Hall



Shed



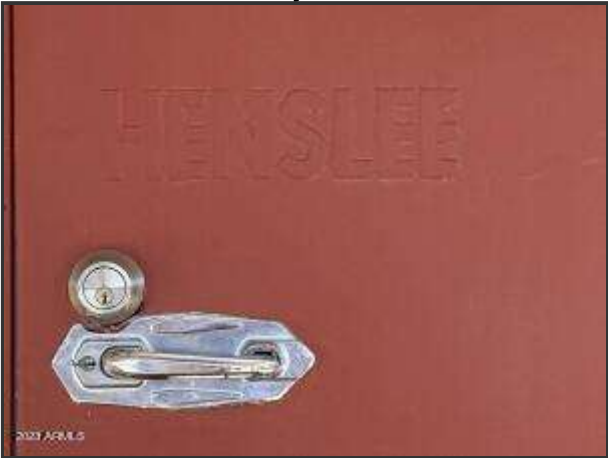
Shed



Entry Door



Entry Door



Security Camera



Lamplighter Office



Community Pool



Lamplighter Sign



Lamplighter Office



Lamplighter Office



Superstition Mountains



Lot #1



Lot #1+Palm Tree



Kitchen



Kitchen



Kitchen



Kitchen



Community Laundry



Living Room



Living Room



Community Pool



Community Pool

