

	6519103	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,532 / County Assessor Price/SqFt: \$124.02 Year Built: 1961 Pool: None Encoded Features: 32RD2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 9,792 / County Assessor Approx Lot Acres: 0.225 Subdivision: MARYVALE TERRACE 27 LOTS 10983-10985 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 4100 N Map Code/Grid: P32 Building Number:		
	Ele Sch Dist: Cartwright Elementary District Elementary School: Cartwright School Jr. High School: Desert Sands Middle School	High School District: Phoenix Union High School District High School: Maryvale High School		

Cross Streets: 63RD AVENUE & CAMELBACK **Directions:** From Camelback, South on 63rd Ave. to Property.

Public Remarks: INVESTOR PARTNERSHIP ORDERED ONLINE AUCTION-LOW OPENING BID! Don't miss out on this opportunity to bid on a 3 bd/2 ba home in the Maryvale area. Excellent investment opportunity to fix and flip, to cash flow for rental income or to occupy for yourself. The home is just waiting for it's new owner to make the updates to be move-in ready. There are seven houses total available for the online auction. Patio off living room and master bedroom that looks across the street at Maryvale Golf Course. Large covered patio off dining room. 2 car garage. HUGE LOT AUCTION WEBSITE AND REGISTRATION WILL BE AVAILABLE NEXT WEEK

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Parking Features: Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Alley Landscaping: Yrd Wtring Sys Front; Yrd Wtring Sys Back Exterior Features: Covered Patio(s); Storage Features: Skylight(s)	Kitchen Features: Disposal; Dishwasher; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Laundry: Washer Included; Dryer Included; In Garage Dining Area: Formal Basement Y/N: N Sep Den/Office Y/N: N	Const - Finish: Painted Construction: Block Roofing: Rock Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Utilities: SRP; SW Gas; City Electric Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail	County Code: Maricopa Legal Description (Abbrev): LOT 10672 MARYVALE TERRACE 27 LOTS 10983-10985 MCR 009116 AN: 144-85-014 Lot Number: 10672 Town-Range-Section: 2N-2E-19 Cty Bk&Pg: 9116 Plat: Taxes/Yr: \$1,037/2022 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Auction: Yes Auction Info: Auction Date: 03/02/2023; Minimum Bid Price: 190,000; Reserve: Yes; Auction Contact Name: Stewart Larsen; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Possession: By Agreement

Fees & Homeowner Association Information

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 17 / 17 List Date: 02/10/2023 Status Change Date: 02/10/2023	Original List Price: \$190,000 List Price: \$190,000	SA: N / BB: Y / 1% Var: N Type: ER Other Compensation: Special Listing Cond: N/A; Auction

Private Rmks - DND2: Visit www.AZRealEstateBid.com for the links for your buyer to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as the buyer's agent. (SEE Documents). Online bidding close on Thurs. March 2, 2023 at 6:00 pm. Open Houses for public previews and inspection on Thursday, 23 from 1:00 pm to 3:00 pm

Semi-Private Remarks: Please use Showing Time to go and show. Co-Listing brokers are Jesus Pino/MMRE Advisors 602-478-4647 jpino@pinorealestate.com. John Payne United Country AZ Property and Auction 480-422-6800, john@unitedcountryaz.com

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes	Occupant - DND2: Vacant	ARMLS Lockbox: No

To Schedule Showing: Contact Via Text, Phone or Email	Ownr/Occ Name - DND2: JP MARCO HOLDINGS LLC	Non-ARMLS Lockbox: No
Primary Showing Contact: Listing Agent		

	Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA	Stewart Larsen sl253 BR035668000	The Larsen Company Real Estate and Auctions hlam01 SE035668000	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530 480-837-2796	480-844-0155