



4319515 Residential Single Family - Detached Active

Beds/Baths: 3 / 1.75
SF: 1,750 / County Assessor
Year Built: 1973
Pool: None
EF: 31.75FRO2G
Approx Lot SqFt: 10,001 / County Assessor
Apx Lot Size Range: 10,001 - 12,500
Level: Single Level
Dwelling Type: Single Family - Detached

Subdivision: SUN CITY 35
Tax Municipality: Sun City
Marketing Name: FONTAINE
Planned Cmty Name: SUN CITY
Model: H72
Builder Name: DEL WEBB
Hun Block: 16400 N
Map Code/Grid: L30
Bldg Number:

Ele Sch Dist: 000 - Out of Area
Elementary School: Adult
Jr. High School: Adult

High School Dist #: 000 - Out of Area
High School: Adult

Cross Streets: DEL WEBB & HUTTON **Directions:** WEST ON HUTTON FROM DEL WEBB. HUTTON BECOMES AQUA FRIA. RIGHT ON CANYON CREEK TO PROPERTY.

Remarks: NICE 3BR/1.75BTH HOME W/ 2 CAR GARAGE. LARGE FAMILY ROOM ADDED W/ DUAL PANE WINDOWS. KITCHEN FEATURES ALMOND APPLIANCES (S/S REFRIG., DISHWASHER, RANGE), REFACED CABINETS, & PANTRY. NEUTRAL TILE & CARPET. SECURITY DR. SUNSCREENS. CEILING FANS. TRANE HEATPUMP. BUILT-IN BOOKCASE IN AZ ROOM. WASHER/DRYER, LAUNDRY TUB, & ATTACHED CABINETS IN GARAGE. LARGE BACKYARD W/ COVERED PATIO & CITRUS.

Master Bedroom	15 11	Bedroom 2	13 11	Bedroom 3	12 10	AZ Room/Lanai	22 12	Living Room	17 13
		Family Room	21 14						

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage; Electric Door Opener; Attch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Desert Front; Desert Back Exterior Features: Covered Patio(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Flooring: Carpet; Tile; Vinyl</p>	<p>Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm Additional Bedroom: Mstr Bdr Walkin Clst; Othr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Laundry in Garage Dining Area: Dining in FR Other Rooms: Family Room; Arizona Room/Lanai Basement Description: None</p>	<p>Const - Finish: Painted Construction: Frame - Wood Roofing: Comp Shingle Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: Pvt Water Company Sewer: Sewer - Private Technology: Cable TV Avail Energy/Green Feature: Sunscreen(s); Ceiling Fan(s)</p>	<p>County Code: Maricopa Legal Subdivision: SUN CITY 35 AN: 230-02-007 Lot Number: 7 Town-Range-Section: 3N-1E-6 Cty Bk&Pg: Plat: Taxes/Yr: \$830/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: By Agreement</p>

Homeowner Association Information

Homeowners Assoc: N	/	Assoc Rules/Info: None	Rec Center: Y
HOA Name:	Association Fee Incl: No Fees		Rec Center Fee: 420
HOA Telephone:			Rec Center Fee Pd: Annually
			Cap Imprv/Impact Fee: 3000
			Land Lease Fee: 0
			PAD Fee: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 178 / 178	List Price: \$119,900	Special Listing Cond: Age Rstrt (See Rmks)

Listed by: Coldwell Banker Residential Brokerage (cbrb14)