

2544698 ER Active / Residential LP: \$ 450,000 Photos: 0

1110 W Culver ST Phoenix 85007-1909

Area/Grid: 206 / P34

Beds/Baths: 4 / 2

Listed by: Gregory Swann (GS124)

Office: 602-504-1256

BloodhoundRealty.com(BHND01)

Pool: No

Home: 602-740-7531

Hun Block: 1100W

SF: 1,724 / Assessor

Mobile: 602-740-7531

Year Built: 1926

AN: 111-19-047-

FE: 42FRDX2G

Email: gregswann@bloodhoundrealty.com

Pager: 602-740-7531

Directions: 7th Ave and McDowell Rd West on McDowell to 11th Ave, South to Culver, West to your classic Spanish Revival home.

Transit the centuries through Spanish arches... Capture the style of medieval Spain and the grace of Phoenix in 1926, all without giving up the comforts of a modern home. Through the open sight-lines of the Spanish arches, you'll have everything you expect in an F.Q. Story historic home - cove ceilings, a classic fireplace, breathtaking hardwood floors. But then your eye will lead you to the Solarium and to the Kitchen - upgraded for luxury, comfort and ease of use. Indoors and outdoors meet and merge for you from the spacious Master Suite. Capture this home for yourself today. Much, much more at <http://www.1110WestCulverSt.com/>

REALTOR® Remarks: LB on gate at West side of home. Brand new marketing effort. Home appraises for list price. Appraisal is in the home. This is an excellent value for your buyer.

Additional Showing, Contact and Compensation Information

To Show: Call Lister, Buyer Broker-Use Lockbox, Lockbox-Vacant

Owner/Occupant: Client of BloodhoundRealty.com / Vacant

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone: 602-504-1256

Office Fax: 602-504-1353

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: F.Q. Story Addition Plat D

Marketing Name: Spanish arches...

Builder: 1926 Historic Home

Lot #: 22/27

Lot Size: 1-7,500

Master BR: 11X12

BR 2: 11X12

BR5: 0X0

LR: 18X13

Kitchen: 12X7

Den/Other: 10X11

Planned Community Name: F.Q. Story Historic Dist.

Model: Spanish Revival

Fenced: Yes

BR 3: 11X14

BR 4: 11X11

Din Room: 11X12

Fam Room: 0X0

Phys Challengd:

Horses: No

Single Family-Detached

Single Level

Fee Simple

Spanish

1601-1800 Sq Ft

3/4 Bath Master BR

Master Bedroom Split

Other Bedroom Split

Separate BR Exit

Master BR Sitting Room

1 Fireplace

Fireplace in Living Room

No Private Pool

Spa - None

Formal Dining Room

Eat-in Kitchen

Breakfast Room

Range/Oven

Dishwasher

Disposal

Washer/Dryer Hook-up Only

Inside Laundry

9 Ft + Flat Ceiling(s)

Drinking Water Filtering System

Cable TV Available

High Speed Internet Available

Family Room

Den/Office

Patio

Yard Watering System-Front

Yard Watering System-Back

1 Car Carport

Separate Storage Area(s)

Brick Construction

Painted Finish

Stucco Finish

All Tile Roof

Refrigeration

Electric Heating

Ceiling Fan(s)

Multi-Pane Windows

APS

City Water

Sewer-Public

City Services

Block Fencing

Historic District

North/South Exposure

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Treat as Free & Clear

Home Warranty

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Agency Disclosure Required

County: Maricopa

Latitude: 33.462769739857514

Longitude: -112.08819676203771

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page: 015-45

Plat:

Twn-Rng-Sct:

Block:

Photo Code: Do Not Take Photo

Fenced: Block Fencing

Items Updated

Baths/2004/Full

Flooring/2004/Full

Heat/Cool/2004/Full

Kitchen/2004/Full

Plumbing/2004/Full

Roof/2004/Full

Wiring/2004/Full

School Information

Elem School: Kenilworth

Jr High School: Phoenix Prep Academy

High School: Central

Elem School District: 1

High School District: 210

Financial Information

Equity: \$ 450,000

Taxes/Year: \$1034 / 2005

Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 5/25/2006

Expire Date: 11/30/2006

Back on Mkt:

Entry Date: 6/1/2006

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: \$

Pymt Type:

Closing Cost Split:

Original List Price: \$ 475,000

Agent Days on Market: 7

Pending Date:

Cumulative Days on Market: 40

Prepared by: Gregory Swann

Information deemed reliable but not guaranteed. Buyer to verify all information.

Thu, Jun 1, 2006 10:29 AM