



2413471 ER Active / Residential LP: \$ 225,000

337 W Minnezona AV Phoenix 85013-

Open House: **No**

Area/Grid: **206 / P34**

Hun Block: **4500W**

Beds/Baths: **2 / 1**

SF: **865 / Assessor**

AN: **155-34-126-**

Year Built: **1940**

FE: **21R1C1G**

Pool: **No**

Photos: **6**

Listed by: **William W Rimsza (wr011)**

Email: rimszarealty@mindspring.com

Office: **602-264-1881**

Mobile:

Home:

Pager: **602-498-4765**

Rimsza Realty(RIMS01)

Directions: CENTRAL & CAMPBELL JUST NORTH OF CAMPBELL TO MINNEZONA*GO WEST TO HOME*

GORGEOUS BUNGALOW IN YAPLE HISTORIC DISTRICT*UPDATED KITCHEN IN 1993*AIR CONDITIONING IN 1995*NEW PLUMBING & SEWER LINES IN 2002* WHAT A PERFECT LITTLE STARTER HOME*NICE IRIIGATED LOT* \$ 35,000 price reduction 02/17/2006 we are ready to sell.

REALTOR® Remarks:

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant**

Owner/Occupant: **CLIENT 000-000-0000 / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **602-264-4775**

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

Variable Commission: **No**

Property Information

Subdivision: **YAPLE PARK**

Marketing Name:

Planned Community Name:

Township - Range - Section: - -

Plat:

Block:

Builder: **CENTRAL LOCATION**

Model: **CUTE BUNGALOW**

Fenced: **Yes**

Lot #: **19**

Lot Size: **1-7,500**

Master BR: **0**

BR 2: **0**

BR 3: **0**

BR 4: **0**

BR5: **0**

LR: **0**

Din Room: **0**

Fam Room: **0**

Kitchen: **0**

Den/Other: **0**

Phys Challengd: **0**

Horses: **No**

Single Family-Detached

Dishwasher

Gas Heat

1st Loan-Treat as Free & Clear

Single Level

Disposal

SRP

New Fin-FHA

Fee Simple

Refrigerator

City Water

New Fin-Conventional

Ranch

Washer/Dryer Hook-up Only

Sewer-Public

Seller Disclosure Available

<1000 Sq Ft

No Interior Steps

City Services

Other (See Remarks)

Patio

Chain Link Fencing

No Fireplace

1 Car Garage

Historic District

No Private Pool

Block Construction

Possess-By Agreement

Spa - None

Painted Finish

All on One Level

Eat-in Kitchen

Comp-Shingle Roof

No Association Fee

Range/Oven

Refrigeration

HOA Info-None

School Information

Elem School: **Osborn**

Jr High School: **Osborn**

High School: **Central**

Elem School District: **8**

High School District: **210**

Financial Information

Equity: **\$ 225,000**

Taxes/Year: **\$939 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Back on Mkt:

Agent Days on Market: **131**

Pending Date:

Cumulative Days on Market: **126**

Prepared by: [Gregory Swann](#)

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

Thu, Mar 9, 2006 00:04 AM



2381836 ER Active / Residential LP: \$ 229,900

312 W Turney AV Phoenix 85013-

Open House: **No**

Area/Grid: **206 / P34**

Hun Block: **4400N**

Beds/Baths: **2 / 1**

SF: **944 / Owner**

AN: **155-33-102-**

Year Built: **1938**

FE: **21FR1C**

Pool: **No**

Photos: **1**

Listed by: **Benjamin T Lawrence (BL153)**

Email: benlawrence@cox.net

Office: **602-230-7600**

Mobile: **602-421-9724**

Home:

Pager:

Homesmart(CRIL01)

Directions: Central and Campbell South of Camelback. West on Turney off of Central Ave

Adorable cottage style home in desirable Yapple Park Historic District. Move in ready. Freshly Painted. Large irrigated back yard. Close to new light rail. Mature shade tree shading driveway. Indoor laundry. Updated period bath w/ pedestal sink. Please submit LSR with offer.

REALTOR® Remarks: Stewart Title is preferred: Attn Richard Palencia 623-937-4714. Seller has not occupied property and is unable to provide SPDS.

Additional Showing, Contact and Compensation Information

To Show: **Lockbox-Vacant, Vacant**

Owner/Occupant: **Client of Ben Lawrence / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **602-595-2034**

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

Variable Commission: **Yes**

Property Information

Subdivision: **Yapple Park**

Marketing Name:

Planned Community Name:

Township - Range - Section: - -

Plat:

Block:

Builder: **Unknown**

Model:

Fenced: **Yes**

Lot #: **8/5**

Lot Size: **1-7,500**

Master BR: .

BR 2: .

BR 3: .

BR 4: .

BR5: .

LR: .

Din Room: .

Fam Room: .

Kitchen: .

Den/Other: .

Phys Challengd: .

Horses: **No**

Single Family-Detached

Dishwasher

Gas Heat

1st Loan-Private

Single Level

Disposal

APS

New Fin-Conventional

Fee Simple

Washer/Dryer Hook-up Only

SW Gas

Disclosures-None

<1000 Sq Ft

Inside Laundry

City Water

Full Bath Master BR

Family Room

Sewer-Public

No Fireplace

1 Car Carport

Block Fencing

No Private Pool

Brick Construction

Wood Fencing

Spa - None

Stucco Finish

Possess-Close of Escrow

Eat-in Kitchen

Comp-Shingle Roof

No Association Fee

Range/Oven

Refrigeration

HOA Info-None

School Information

Elem School: **Osborn**

Jr High School: **Osborn**

High School: **Central**

Elem School District: **8**

High School District: **210**

Financial Information

Equity: **\$ 229,900**

Taxes/Year: **\$687 / 2004**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Back on Mkt: **11/1/2005**

Off Mkt:

Agent Days on Market: **168**

Pending Date:

Cumulative Days on Market: **167**

Prepared by: [Gregory Swann](#)

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

Thu, Mar 9, 2006 00:04 AM



2483480 ER Active / Residential LP: \$ 239,900

320 W Hazelwood ST Phoenix 85013-2723 Open House: **No**
 Area/Grid: **206 / P34** Hun Block: **4600N**
 Beds/Baths: **2 / 1** SF: **1,037 / Assessor**
 AN: **155-34-050-** Year Built: **1943**
 FE: **21DX1C** Pool: **No**
 Photos: **6**
 Listed by: **Bernice Tretter (BT017)** Email: **bernice@bernicetretter.com**
 Office: **602-331-3000** Mobile: **602-571-1905**
 Home: Pager:
RE/MAX Integrity(RMXI01)

Directions: 7th Ave/Camelback South on 7th Ave to Hazelwood, East to Home. Or from Central, take Coolidge west to 3rd Ave, So.to Hazelwood

OPEN HOUSE-SUN.5TH-2-4PM.Newly redecorated and updated home. Hardwood floors in living room, hall and both bedrooms. Kitchen, Bath,& Laundry all have tile. Wonderful kitchen with Island is open to it's dining area. Home theatre wiring in LR/Family room includes ceiling speakers. This is a Great Location convenient to Downtown and Lt Rail transportation. It was named to become a Historic District in Nov.05. Large covered Patio & back yard. Patio wired for stereo sound. You'll fall in love with this Charmer. All Appliances stay but are not warranted.

REALTOR® Remarks: If you have any questions, please call Bernice at 602-571-1905 or 602-749-3434. Thanks for showing.

Additional Showing, Contact and Compensation Information

To Show: **Buyer Broker-Use Lockbox**

Owner/Occupant: **Troy / Vacant**

Co-List Agent:

Email:

Other Office Phone: **602-331-3000**

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

Home:

Mobile:

Pager:

Office Fax: **602-331-1500**

Variable Commission: **Yes**

Property Information

Subdivision: **South Pierson Place**

Township - Range - Section: - -

Builder: **unk**

Lot #: **6**

Lot Size: **7,501-10,000**

Master BR: **14x11**

BR 2: **10x11**

BR5: **0**

LR: **17x14**

Kitchen: **14x11**

Den/Other: **0**

Marketing Name:

Plat:

Model:

BR 3: **0**

Din Room: **8x9**

Phys Challengd:

Planned Community Name:

Block:

Fenced: **Yes**

BR 4: **0**

Fam Room: **0**

Horses: **No**

Single Family-Detached

Single Level

Fee Simple

1001-1200 Sq Ft

Master Bath-None

1 Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Disposal

Refrigerator

Kitchen Island

Washer Included

Dryer Included

Inside Laundry

No Interior Steps

Pre-Wire for Surround Sound

Pre-Wire for Satellite Dish

Satellite Dish for TV - Owned

Security System - Owned

Covered Patio(s)

Storage Shed(s)

Yard Watering System-Front

Yard Watering System-Back

2+ Car Carport

Slump Block Construction

Painted Finish

Comp-Shingle Roof

Both Refrig & Evap

Electric Heating

Ceiling Fan(s)

APS

SW Gas

City Electric

City Water

Sewer-Public

City Services

Wood Fencing

Possess-Close of Escrow

No Association Fee

HOA Info-None

1st Loan-Conventional

Flood Plain

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Items Updated

Baths/2004/Partial

Flooring/2001/Partial

Roof/2005/Full

School Information

Elem School: **Montecito**

Jr High School: **Osborn**

High School: **Central**

Elem School District: **8**

High School District: **210**

Financial Information

Equity: **\$ 239,900**

Taxes/Year: **\$894 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

Off Mkt:

Agent Days on Market: **91**

Cumulative Days on Market: **91**

Back on Mkt:

Pending Date:

Prepared by: **Gregory Swann**

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

Thu, Mar 9, 2006 00:04 AM



2475035 ER Pending / Residential LP: \$ 212,000

1112 W Heatherbrae DR Phoenix 85013-3010

Open House: No

Area/Grid: 206 / p34

Hun Block: 4250N

Beds/Baths: 2 / 1

SF: 815 / Assessor

AN: 155-40-008-

Year Built: 1942

FE: 21R

Pool: No

Photos: 4

Listed by: Yvonne Correa (YC017)

Email: ycorrea@earthlink.net

Office: 602-265-4600

Mobile: 602-423-6152

Home:

Pager:

ProStar Realty(PRST01)

Directions: 7th AVE & Indian School North on 7th Ave to Heatherbrae Dr (approx. 2 blocks) West on Heatherbrae to home.

Here it is! Woodlea Historic District Gem. Hard to find fixer upper with lots of potential! Charming bungalow with a park like setting in the back - adorable kitchen, tile throughout and new brick patio. This home is fine to live in but needs improvement. Location is superb - right off the 7th Ave/Melrose Redevelopment & close to the new Light Rail system. This is a wonderful opportunity for the buyer who is looking to restore a piece of Phoenix history!

REALTOR® Remarks: 'As Is' Addendum & LSR required with offer. Seller looking for quick close. Please call Yvonne before faxing offer.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: Palmer / Vacant

Co-List Agent: Caleb D Correa(cc374)

Email: correaman@earthlink.net

Other Office Phone: 602-265-4600

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

Home: Mobile: 602-299-9733

Pager:

Office Fax: 602-265-4613

Variable Commission: No

Property Information

Subdivision: Woodlea

Township - Range - Section: 2N - 3E - 19

Builder: Unknown

Lot #: 8

Lot Size: 1-7,500

Master BR: 0x0

BR 2: 0x0

BR5: 0x0

LR: 0x0

Kitchen: 0x0

Den/Other: 0x0

Marketing Name:

Plat:

Model:

BR 3: 0x0

Din Room: 0x0

Phys Challengd:

Planned Community Name:

Block: 1006

Fenced: Yes

BR 4: 0x0

Fam Room: 0x0

Horses: No

Single Family-Detached

Single Level

Fee Simple

Ranch

<1000 Sq Ft

Master Bath-None

No Fireplace

No Private Pool

Spa - None

Eat-in Kitchen

Range/Oven

Dishwasher

Disposal

Microwave

Washer/Dryer Hook-up Only

Fix-Up (Needs Repair)

Cable TV Available

High Speed Internet Available

Family Room

Patio

Covered Patio(s)

Storage Shed(s)

Slab

RV Gate

Frame/Wood Construction

Painted Finish

Stucco Finish

Partial Tile Roof

Refrigeration

Gas Heat

Ceiling Fan(s)

APS

SW Gas

City Water

Water-Irrigation

Sewer-Public

City Services

Block Fencing

Historic District

North/South Exposure

Possess-Close of Escrow

No Association Fee

HOA Info-Other (Remarks)

1st Loan-Conventional

New Fin-Cash

New Fin-Conventional

Seller Disclosure Available

Items Updated

Plumbing/2001/Full

School Information

Elem School: Encanto

Jr High School: Osborn

High School: Central

Elem School District: 8

High School District: 210

Financial Information

Equity: \$ 212,000

Taxes/Year: \$985 / 2005

Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: N//

Listing and Sales Information

Off Mkt: 2/24/2006

Agent Days on Market: 4

Cumulative Days on Market: 4

Back on Mkt:

Pending Date: 2/24/2006

Prepared by: Gregory Swann

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

Thu, Mar 9, 2006 00:04 AM