



2486945 ER Active / Residential LP: \$ 195,000

3835 N 12TH AV Phoenix 85013-3306 Open House: No
 Area/Grid: 205 / P34 Hun Block: 1200W
 Beds/Baths: 2 / 1 SF: 999 / Assessor
 AN: [110-10-052](#) Year Built: 1947
 FE: 21RD1G Pool: No
 Photos: 6

Listed by: [Gregory Swann](#) (GS124)Email: gregswann@bloodhoundrealty.com

Office: 602-504-1256

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Pager: 602-740-7531

BloodhoundRealty.com(BHND01)

Directions: Indian School and 13th Av South on 13th Av to Amelia, east to 12th Av, south to this suburban redoubt in the middle of the city.

Affordable, livable, convenient. What more could you ask for? This floorplan is so open and inviting, you'll never believe it's only 999sf. The spacious kitchen leads to the formal dining room, which in turn gives way to the living/family room. There are two bedrooms, a roomy bathroom, plus a laundry room and the washer and dryer stay with the home. A shady patio looks out on the oversized lot, which affords a sweet view of the skyscrapers of the North Central Corridor of Downtown Phoenix. But town meets country in your neighborhood of Woodlawn Park, a shady suburb minutes from everything. More info/photos at <http://www.3835North12thAv.com/>

REALTOR® Remarks: There is nothing in 85013 at this price. Freshly painted inside and out. Move-in read. Show and sell.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: Client of Bloodhound / 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: Woodlawn Park

Marketing Name: Affordable in-town living

Planned Community Name: Affordable In-City Living

Township - Range - Section: - -

Plat:

Block: 2

Builder: Suburban Graces

Model: Huge Lot

Fenced: Yes

Lot #: 22

Lot Size: 7,501-10,000

Master BR: 12X14

BR 2: 10X12

BR 3: 0X0

BR 4: 0X0

BR5: 0X0

LR: 12X20

Din Room: 09X09

Fam Room: 0X0

Kitchen: 10x12

Den/Other: 0X0

Phys Challengd: No

Horses: No

Single Family-Detached

Range/Oven

Painted Finish

No Association Fee

Single Level

Washer Included

Comp-Shingle Roof

HOA Info-None

Fee Simple

Dryer Included

Refrigeration

1st Loan-Treat as Free & Clear

Ranch

Inside Laundry

Wall/Floor Heat

New Fin-Cash

<1000 Sq Ft

Cable TV Available

APS

New Fin-Conventional

Full Bath Master BR

High Speed Internet Available

SW Gas

Seller Disclosure Available

Master Bedroom Split

Security System - Owned

City Water

No Fireplace

Patio

Sewer-Public

No Private Pool

Covered Patio(s)

City Services

Spa - None

1 Car Garage

Chain Link Fencing

Breakfast Room

Block Construction

Possess-Close of Escrow

Items Updated

Baths/2003/Full

Heat/Cool/2006/Partial

Kitchen/2003/Full

School Information

Elem School: Encanto

Jr High School: Osborn

High School: Central

Elem School District: 8

High School District: 210

Financial Information

Equity: \$ 195,000

Taxes/Year: \$897 / 2005

Downpayment: 0

HomeOwnerAssociation: No / \$0 /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Listing and Sales Information

List Date: 3/3/2006

Expire Date: 6/30/2006

Back on Mkt:

Entry Date: 3/9/2006

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: \$ 195,000

Agent Days on Market: 6

Pending Date:

Cumulative Days on Market: 0

Prepared by: [Gregory Swann](#)

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

Thu, Mar 9, 2006 00:16 AM