

	4176460 Residential Single Family - Detached Active	
	<b>Beds/Baths:</b> 4 / 4 <b>SF:</b> 4,109 / Appraiser <b>Year Built:</b> 2000 <b>Pool - Private:</b> Heated Pool <b>Spa:</b> Spa - Heated <b>EF:</b> 44FRDXPSO3G <b>Lot Size:</b> 18,001 - 24,000 <b>Level:</b> Single Level <b>Dwelling Type:</b> Single Family - Detached	<b>Subdivision:</b> Sonoran Hills Parcel I <b>Tax Municipality:</b> Scottsdale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> Trimark <b>Hun Block:</b> 8000 E <b>Map Code/Grid:</b> J37 <b>Bldg Number:</b>
	<b>Ele Sch Dist:</b> 069 - Paradise Valley Unified District <b>Elementary School:</b> Pinnacle Peak <b>Jr. High School:</b> Mountain Trail	<b>High School Dist #:</b> 069 - Paradise Valley Unified District <b>High School:</b> Pinnacle

**Cross Streets:** Scottsdale & Deer Valley **Directions:** East on Deer Valley, which curves to 79th St, right on Candelaria, thur gate, bear right onto 79th Pl, home on left.

**Remarks:** Fantastic split floorplan family home, great for entertaining, in a beautifully maintained gated community, located on the valuable/desirable side of the street (backs to open space & mt. views), tons of natural light, 18" tile thru out, newly painted exterior, vaulted ceilings, skylights, kitchen open to family room, gas cook top, center island breakfast bar, breakfast nook, bonus/game room, luscious courtyard with fireplace, large master with separate entrances to side & backyards, fabulous master bath with walk-in shower, jacuzzi, his & hers closets with built-ins, heated pool & spa with waterfall, built-in natural gas BBQ, exterior fireplace, in-ground trampoline, fenced dog-run, close to freeways, shopping & top-rated schools. Seller to convert optional casita to optional 3rd garage.

<b>Master Bedroom</b> 17 20	<b>Bedroom 2</b> 11 11	<b>Bedroom 3</b> 14 12	<b>Bedroom 4</b> 12 12	<b>Living Room</b> 18 16
<b>Den/Other Room</b> 12 20	<b>Family Room</b> 18 20	<b>Kitchen</b> 15 16	<b>Dining Room</b> 11 15	

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 4,001 - 4,500 <b>Parking:</b> 3 Car Garage; Atch'd Gar Cabinets <b>Horses:</b> N <b>Fireplace:</b> Fireplace Family Rm; Fireplace Living Rm; Fireplace Master Bdr; Exterior Fireplace <b>Property Description:</b> Desert Front; Desert Back; Mountain View(s); Gated Community <b>Exterior Features:</b> Covered Patio(s); Circular Drive; Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area; Built-in BBQ <b>Features:</b> Skylight(s); Vaulted Ceiling (s); Wet Bar(s); Fire Sprinklers; Soft Water Loop; Drink Wtr Filter Sys <b>Complex Feature:</b> Gated Community <b>Flooring:</b> Tile	<b>Kitchen Features:</b> Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island <b>Master Bathroom:</b> Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets <b>Additional Bedroom:</b> Master Bdrm Split; Separate Bdrm Exit; Mstr Bdr Walkin Clst <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Formal; Breakfast Bar; Breakfast Room <b>Other Rooms:</b> Family Room; Den/Office; Bonus/Game Room	<b>Const - Finish:</b> Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> All Tile <b>Fencing:</b> View/Wrought Iron <b>Cooling:</b> Refrigeration <b>Heating:</b> Gas Heat <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Technology:</b> Sat Dish TV Lsd; Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned <b>Energy/Green Feature:</b> Ceiling Fan (s); Multi-Pane Wndws; Multi-Zones	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> SONORAN HILLS PARCEL I <b>AN:</b> 212-39-020 <b>Lot Number:</b> 75 <b>Town-Range-Section:</b> 4N-4E-14 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$ 4,906/2008 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Conventional <b>Total Asum Mnth Pmts:</b> \$ 0 <b>Down Payment:</b> \$ 0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Exist 1st Loan Terms:</b> <b>Disclosures:</b> Seller Disc Avail; Agency Discl Req <b>Auction:</b> No <b>Miscellaneous:</b> Home Warranty <b>Possession:</b> Close of Escrow

**Homeowner Association Information**

<b>Homeowners Assoc:</b> Y <b>HOA Name:</b> AMCOR <b>HOA Telephone:</b> 480-948-5860	<b>HOA Fee/Paid:</b> \$ 225/Quarterly <b>Association Fee Incl:</b> Common Area Maint	<b>Assoc Rules/Info:</b> Prof Managed	<b>Cap Imprv/Impact Fee:</b> 0 <b>Land Lease Fee:</b> 0 <b>PAD Fee:</b> \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> 86 / 86 <b>List Date:</b> 05/19/2009 <b>Expire Date:</b> 12/31/2009 <b>Status Change Date:</b> 05/19/2009	<b>Original List Price:</b> \$ 1,140,000 <b>List Price:</b> \$ 1,024,900	<b>SA:</b> N / 0 <b>BB:</b> Y / 3 % <b>Var:</b> N <b>Type:</b> ER <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A

**REALTOR Remarks:** Call Victoria, 480-233-0858, for access. If no answer, leave message & phone number and show. Gate code is #3551. Lockbox in courtyard to left on hose bib. Very friendly Sheep Dog, Nana, will greet you.

**Showing Instructions:** Call Occup (OCC); Lkx - Occupied  
**Occupant:** Owner  
**Owner/Occupant Name:** Victoria Schimmel  
**Owner/Occupant Phone:** 480-233-0858

Name	Office	Agent Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Thomas N Osterman (to028)	Osterman Equity, Inc (oste01)	602-405-4052	602-466-1846	TO@HomesByTO.com	602-405-4052	602-325-0448