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**8329 E. Oak Street  
Scottsdale, Arizona, 85225  
\$209,900**

South Scottsdale! Recently remodeled home offers a very large- 21' eat in kitchen w/ dining area... oodles of cabinets and counter space, breakfast bar, stainless steel appliances, tile floor and sliders to the rear yard. The master includes a private bath with ample closets. The 2 additional bedrooms offer ample closets as well. Desert-scape in the front and a very green backyard, generous sized shed, raised flower beds with irrigation; a gardeners delight! A 2 car garage Freshly painted, upgraded tile and carpet and refreshed bathrooms.

Close to old town Scottsdale, restaurants, shopping, night life, parks, ASU Sky Song campus, ASU main campus and Tempe, 202 and 101.

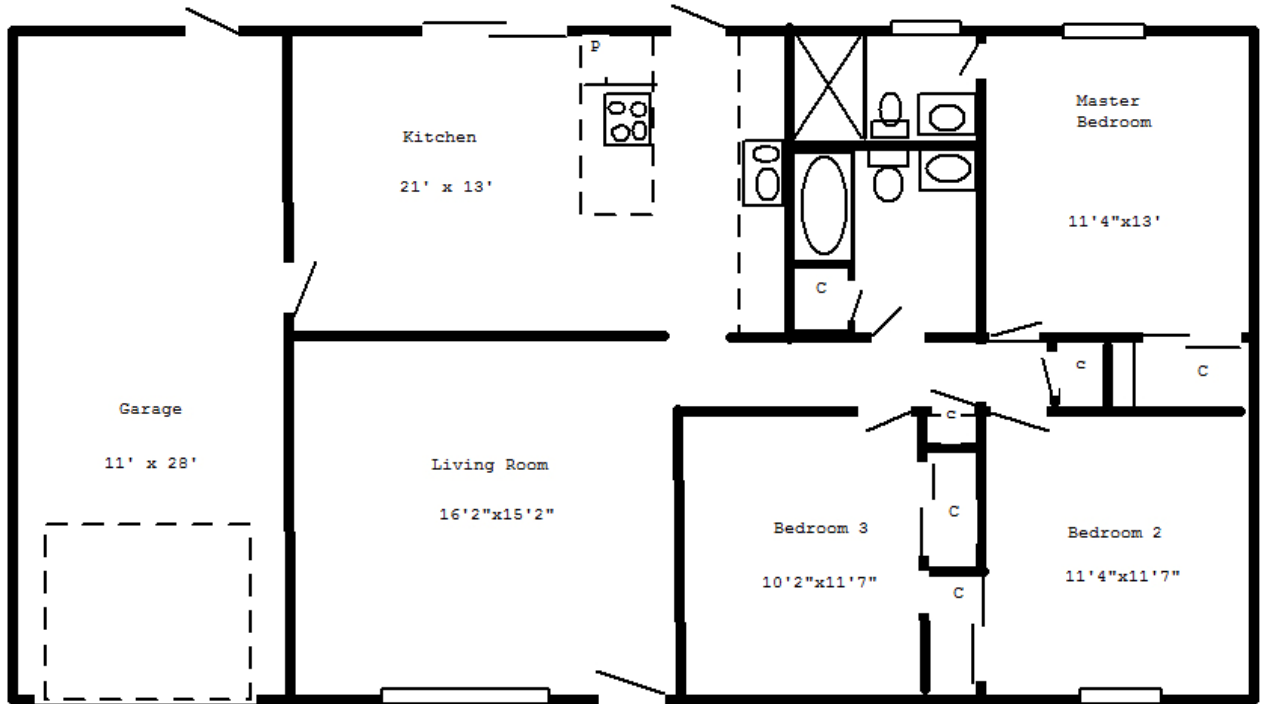
<b>YEAR BUILT:</b>	<b>1961</b>	<b>LAND AREA:</b>	<b>6173</b>
<b>ROOMS:</b>	<b>6</b>	<b>TAXES:</b>	<b>\$888 /02012</b>
<b>BEDROOMS:</b>	<b>3</b>	<b>Garage:</b>	<b>2</b>
<b>BATHS:</b>	<b>1.75</b>	<b>Off street:</b>	<b>2</b>
<b>LIVING AREA:</b>	<b>1260</b>	<b>SCHOOL:</b>	<b>Hohokam Elementary/Supai / Coronado High</b>
<b>GUEST HOUSE:</b>	<b>0</b>	<b>PATIOS:</b>	<b>REAR &amp; REAR COVERED</b>
<b>100 year flood plain</b>	<b>no</b>	<b>HORSE:</b>	<b>No</b>

**NOTICE TO PROSPECTIVE HOME BUYERS:** member of owning LLC holds an active AZ real estate license.

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept no responsibility for the accuracy thereof. Offering is subject to prior sale, price change, or withdrawal without notice.





8329 E Oak Street  
Scottsdale, AZ 85225

**Client Report (1)**

**8329 E OAK ST Scottsdale, AZ 85257**

**\$209,900**



4958810	Residential	Single Family - Detached	Active
<b>Beds/Baths:</b> 3 / 1.75 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,245 / Appraiser <b>Price/SqFt:</b> \$168.59 <b>Guest House SqFt:</b> 0 <b>Year Built:</b> 1961 <b>Pool:</b> Community <b>Encoded Features:</b> 31.75R2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached		<b>Approx Lot SqFt:</b> 6,173 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Subdivision:</b> Cox Heights 2 <b>Tax Municipality:</b> Scottsdale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> 8200 E <b>Map Code/Grid:</b> P37 <b>Bldg Number:</b>	
<b>Ele Sch Dist:</b> 048 - Scottsdale Unified District <b>Elementary School:</b> Hohokam Elementary - Scottsdale <b>Jr. High School:</b> Supai		<b>High School Dist #:</b> 048 - Scottsdale Unified District <b>High School:</b> Coronado High	

**Cross Streets:** Oak St and Hayden Rd **Directions:** Hayden between Thomas and McDowell east on Oak to property

**Public Remarks:** South Scottsdale! Recently remodeled home offers a very large- 21' eat in kitchen w/ dining area... oodles of cabinets and breakfast bar, stainless steel appliances, sliders to the rear yard. The master includes a private bath with ample closets. The 2 additional bedrooms offer ample closets as well. Desertscape in the front and a very green backyard, raised flower beds with irrigation; a gardeners delight! Freshly painted, upgraded tile and carpet and refreshed bathrooms. Close to old town Scottsdale, ASU Sky Song campus, ASU main campus and Tempe, 202 and 101.

<b>Master Bedroom</b>	11 13	<b>Bedroom 2</b>	11 11	<b>Bedroom 3</b>	10 11		<b>Living Room</b>	16 15
				<b>Kitchen</b>	21 13			

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 2 <b>Carpport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Atch'd Gar Cabinets; Electric Door Opener; RV Gate; RV Parking; Separate Strge Area; Tandem Garage <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure; Alley <b>Landscaping:</b> Desert Front; Grass Back; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s) <b>Features:</b> No Interior Steps <b>Community Features:</b> Community Pool; Near Bus Stop <b>Flooring:</b> Carpet; Concrete; Tile <b>Accessibility Feat.:</b> Bath Grab Bars	<b>Kitchen Features:</b> Cook Top Elec; Disposal; Dishwasher; Wall Oven(s); Pantry <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Laundry:</b> Wshr/Dry HookUp Only <b>Dining Area:</b> Eat-in Kitchen <b>Basement Description:</b> None <b>Items Updated:</b> Floor Yr Updated: 2013; Floor Partial/Full: Partial; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2013; Bath (s) Partial/Full: Partial	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level <b>Const - Finish:</b> Painted <b>Construction:</b> Block; Frame - Wood <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Programmable Thmstat <b>Heating:</b> Electric Heat <b>Plumbing:</b> Electric Hot Wtr Htr <b>Utilities:</b> SRP <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Cable TV Avail; HighSpd Intrnt Aval	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> COX HEIGHTS 2 LOT 270-288, 297-381 <b>AN:</b> 131-39-023 <b>Lot Number:</b> 139 <b>Town-Range-Section:</b> 2N-4E-36 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$0/2014 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; 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> Non Assumable <b>Disclosures:</b> Seller Disc Avail <b>Possession:</b> Close of Escrow

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> N //	
<b>HOA 2 Y/N:</b> N //	
<b>HOA 3 Y/N:</b> N //	
<b>Association Fee Incl:</b> No Fees <b>Assoc Rules/Info:</b> None	<b>Rec Center Fee Y/N:</b> N // <b>Rec Center Fee 2 Y/N:</b> N // <b>Land Lease Fee Y/N:</b> N // <b>PAD Fee Y/N:</b> N //
<b>Ttl Mthly Fee Equiv:</b> \$0 <b>Cap Imprv/Impact Fee:</b> % 0 % <b>Cap Impv/Impt Fee 2:</b> %0 %	

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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<b>CDOM/ADOM:</b> 23 / 1 <b>Status Change Date:</b> 06/27/2013	<b>List Price:</b> \$209,900	<b>Special Listing Cond:</b> N/A
<i>Listed by:</i> Long Realty Camelback (lrcb01)		

Prepared by Jeanne C  
Davidson

*All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.  
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Thursday, June 27,  
2013 7:51 AM

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01front



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floor plan



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kitchen12



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kitchen07



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kitchen06



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kitchen13



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kitchen11



LR\_01



LR\_02



BRMA\_02



BRMA\_01



MBA01



**MBA05**



**BR02\_11**



**BR03\_01**



**BA01**



**BA02**



**backyard01**





backyard02



backyard03



backyard04



backyard05



backyard06



backyard07





backyard08



backyard09

