



**1417 E. Granada Street
Phoenix, Arizona, 85006
\$199,900**

**Visit
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For floorplans, pictures & more**

Wonderfully quality updated home with open and flowing floor plan. The kitchen, a cooks delight, is complete with 2 sinks, newer appliances and even a pantry/laundry room. 4 large bedrooms with ample double closets. The master bedroom with 2 double closets has its' own travertine bath. Entertain in the large formal fire-placed living room or in the expansive and bright family room with French doors to the covered patio and overlooking the large backyard. The backyard is home to several citrus trees and grapevines. There is also a built in shed for your convenience. Plans with permits in hand for carport/garage also accompany the home. Experience the charm and convenience of being in the Coronado District without the HOA or historic restrictions.

Walk to Whittier Elementary School and Coronado Park.

Quiet & centrally located neighborhood near many hospitals and between the downtown area & business district.

Near bus routes and easily accessible to major highways: 51, 202 and the 10 and the airport makes this an amazing opportunity for any buyer.

YEAR BUILT:	1945	LAND AREA:	8,368 sf.
ROOMS:	8	TAXES:	\$2200
BEDROOMS:	4	GARAGE:	4 off street parking
BATHS:	2	SCHOOL:	Whittier/PHOENIX UNION
LIVING AREA:	2,040	PATIOS:	1 COVERED

***Inspection report available upon Request - FHA appraisal already done too!!!!
listing agent is a member/owner***

NOTICE TO PROSPECTIVE HOME BUYERS:

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.



Kitchen: 13'2" x 10'10"

Brand new Maple cabinets

-oodles of cabinets

Granite Counters

Breakfast bar

2 under-mount sinks

disposals

Tile flooring - new

Appliances: stainless steel

Gas stove

Dishwasher

Pantry/Laundry: 7' x 11'

Utility Sink

Washer/ Gas Dryer hook ups

Dining Area: 9' x 12'5"

Ceiling Fan with light

Tile floor

Formal Living Room: 18' x 19'

8' ceiling

Gas and/or wood fireplace

w/ raised hearth

Plantation Shutters

Recessed lighting

Wood floor

Family Room: 19'9" x 14'2"

6 custom windows

French Doors to covered patio

Access to laundry room and yard

Family Bath:

Linen Closet

Pedestal sink

Master Bedroom: 13' 4" x 15'

2 Double Closets

Ceiling fan w/light

Master Bath: 7' x 7'

New tub

Travertine shower walls

New lighting fixtures

Maple vanity w/ Granite counter

Linen closet

New Tile floor

Bedroom 2: 10'8" x 12'2"

Ceiling fan w/light

Double Closet

Bedroom 3: 10'8" x 12'2"

Closet with additional built-in shelves.

Ceiling fan w/light

Bedroom 4: 10'8" x 12'7"

Ceiling fan w/light

Double Closet

Yards:

Front and Back covered Porches

Orange and Grapefruit trees

Apple tree (possibly) and other citrus tree

Grape vines

Fenced backyard (block)

Sprinkler system

Double gate at the rear of property

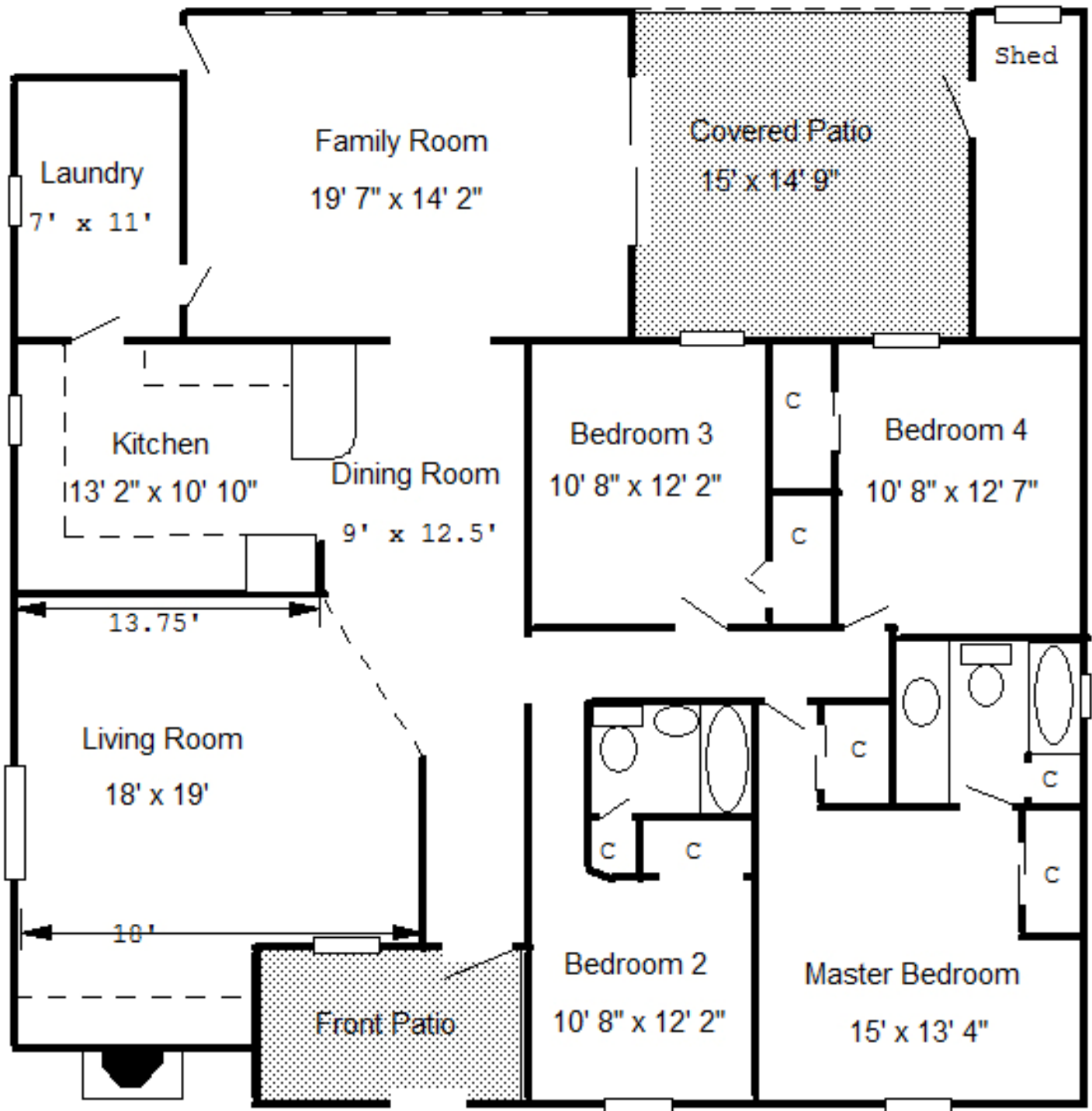
Close to Highways 51, 10, 202 and 143

& public transportation www.valleymetro.org/

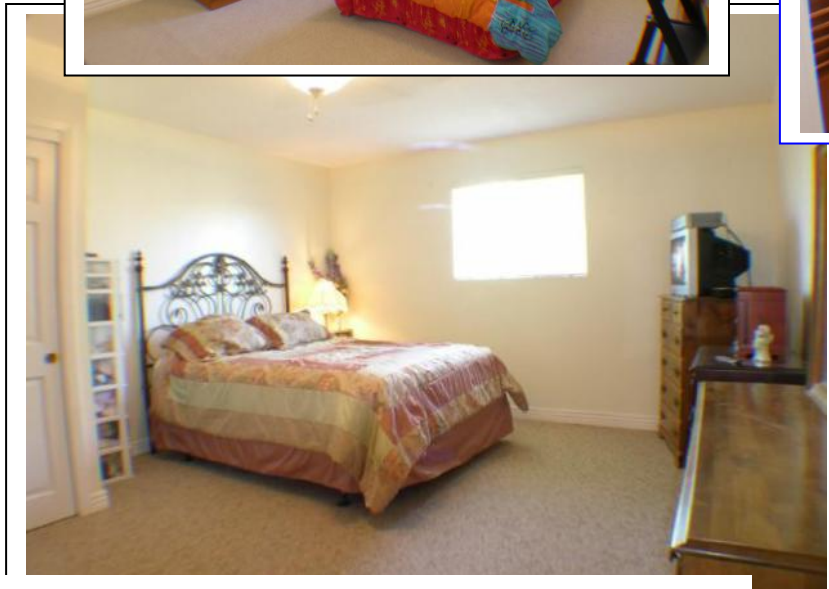
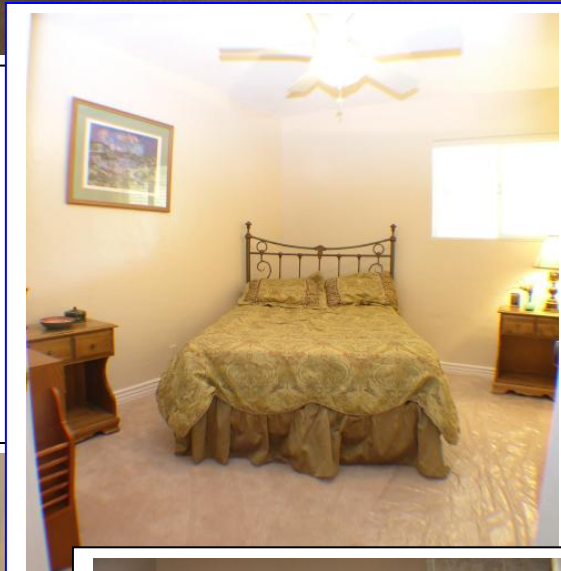
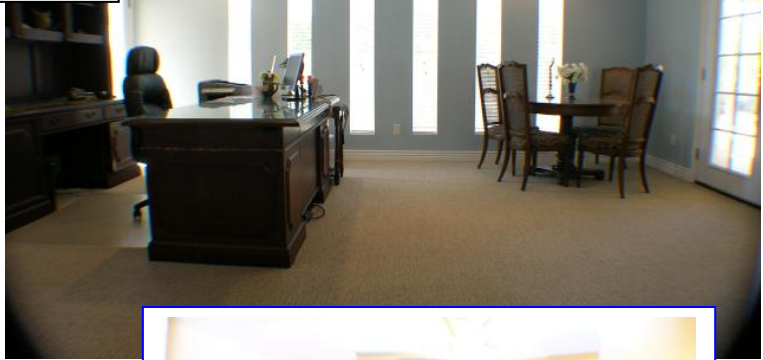
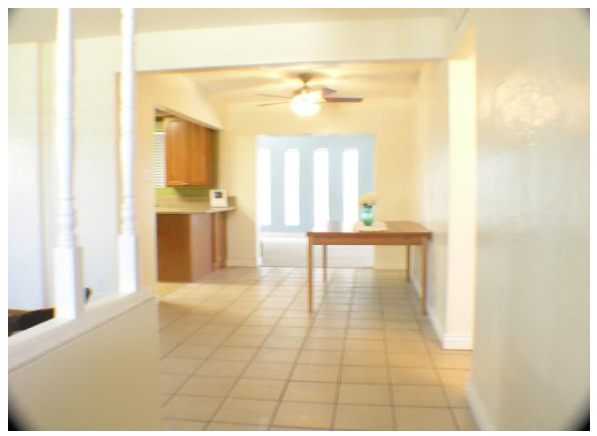
- 8 foot ceilings • All new Blinds • Almost all new doors
- New carpets in Bedrooms and Family room • Freshly Painted inside and out • new roof
- Tile in entryway, hallway, dining room, pantry, family bath with new tile floor in kitchen and master bath
- All new lighting, except for 3 original lights • Almost all new interior outlets & GFI's (maybe 1 original)
- copper pipes • New 75 Gallon gas hot water tank

Visit
www.Sellinghomes.net
for more info

DIMENSIONS MAY NOT BE EXACT
and should be verified



1417 East Granada, Phoenix, 85006



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Client Report (1)

1417 E GRANADA RD Phoenix, AZ 85006

\$199,900

	4258924 Residential Single Family - Detached Active		
	Beds/Baths: 4 / 2 SF: 2,040 / Year Built: 1945 Pool - Private: No Pool Spa: None EF: 42FRXS Lot Size: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: McDowell Park Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 1500 E Map Code/Grid: P34 Bldg Number:	
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Whittier Jr. High School: Phoenix Prep	High School Dist #: 210 - Phoenix Union District High School: North	

Cross Streets: 13th Street / 16th Street **Directions:** McDowell - north on 13th Street East on Granada to property

Remarks: Wonderfully quality updated home w/open & flowing floor plan. The kitchen, a cooks delight, w/ granite, 2 sinks, ss appliances & pantry/laundry room. 4 large BRs w/ double closets. The master bedroom w/ 2 double closets & travertine bath. Entertain in the large formal fire-placed living room or in the expansive & bright family room with French doors to the covered patio & overlooking the large backyard. The backyard is home to several citrus trees & grapevines. There is also a built in shed for your convenience. Broker is a member/owner. Has high FHA apprsl can increase price for 6% seller contribution.

Master Bedroom 15 13	Bedroom 2 11 12	Bedroom 3 11 12	Bedroom 4 11 12	Living Room 18 19
Den/Office Room 7 11	Family Room 20 14	Kitchen 13 11	Dining Room 9 78	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: Slab; Rear Vehicle Entry; Other (See Remarks) Horses: N Fireplace: 1 Fireplace Property Description: North/South Exposure; Alley Exterior Features: Patio; Covered Patio(s); Storage Shed (s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area Features: No Interior Steps Complex Feature: Children's Playgrnd; Community Pool; Near Bus Stop Flooring: Carpet; Tile; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Breakfast Bar Other Rooms: Family Room Items Updated: Floor Yr Updated: 2009; Floor Partial/Full: Partial; Roof Yr Updated: 2009; Roof Partial/Full: Full; Kitchen Yr Updated: 2009; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2009; Bath(s) Partial/Full: Full	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: MCDOWELL PARK AN: 117-17-131 Lot Number: 11 Town-Range-Section: 2N-3E-33 Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,820/2009 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N	Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15	List Price: \$ 199,900	Special Listing Cond: Owner/Agent

Listed by: Windermere Phoenix, LLC (wphx01)