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HOMESMART

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**3002 N. 52nx Parkway
 Phoenix, AZ 85031
 \$200,000**

Visit:
www.MyAgent.net
 for color brochure, floor
 plan and more pictures

Fabulous 4 bedroom block home waiting for your finishing touches. Although it has been well maintained it could use some updating. The eat-in kitchen and the formal dining room with sliders to the stunning backyard for an incredible out door entertaining experience. The generous sized formal dining room gives way to the oversized living room. Just add new flooring and vanity to the family bath and voila! The master bedroom, also large with lots of closet space has an already updated bathroom. The 2nd and 3rd bedrooms also have double closets. The 4th bedroom has many built-ins for an office or den. Even the hallway has a closet and built in shelves. The backyard is ready for your house warming party and even a shed. You must see all the pictures. patio offers some open area and a place to put your outdoor living furniture and grill. Due to the flooring it may not be qualify for an FHA loan, however, you can get a 203K FHA loan and build your upgrades into the loan. Flooring, a new kitchen and windows will put this home over the top!

YEAR BUILT:	1949	LAND AREA:	8,294
ROOMS:	7	TAXES:	\$894.22/2019
BEDROOMS:	4	Garage:	2 and 2 off street parking
BATHS:	1.75	SCHOOL:	Cartwright/Cartwright/Maryvale High School
LIVING AREA:	1649	REAR YARD:	w/ covered patio
Floodplain zone:	x		

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.



Client Report (1)

3002 N 52ND PKWY, Phoenix, AZ 85031

\$200,000

 <p>2020 ARMLS</p>	Residential Single Family - Detached Incomplete			
	<table border="1"> <tr> <td> Beds/Baths: 4 / 1.75 Bedrooms Plus: 4 Approx SqFt: 1,649 / County Assessor Price/SqFt: \$121.29 Year Built: 1959 Pool: Community Only Encoded Features: 41.75RD2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached </td> <td> Approx Lot SqFt: 8,294 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: MARYVALE TERRACE 19 LTS 6441-6445 & TR A Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: John F Long Hun Block: Map Code/Grid: P32 Bldg Number: </td> </tr> <tr> <td> Ele Sch Dist: Elementary School: Cartwright School Jr. High School: Cartwright School </td> <td> High School Dist #: 210 - Phoenix Union High School District High School: Maryvale High School </td> </tr> </table>	Beds/Baths: 4 / 1.75 Bedrooms Plus: 4 Approx SqFt: 1,649 / County Assessor Price/SqFt: \$121.29 Year Built: 1959 Pool: Community Only Encoded Features: 41.75RD2G4S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 8,294 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Subdivision: MARYVALE TERRACE 19 LTS 6441-6445 & TR A Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: John F Long Hun Block: Map Code/Grid: P32 Bldg Number:	Ele Sch Dist: Elementary School: Cartwright School Jr. High School: Cartwright School
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Cross Streets: Earll/Thomas and 51st Ave **Directions:** 51st Ave to west on Earll south on 52nd Pwy OR from Thomas, west of 51st Ave take the marginal road (north side of Thomas) and go north on 54th Drive it will turn into 52nd Pkwy

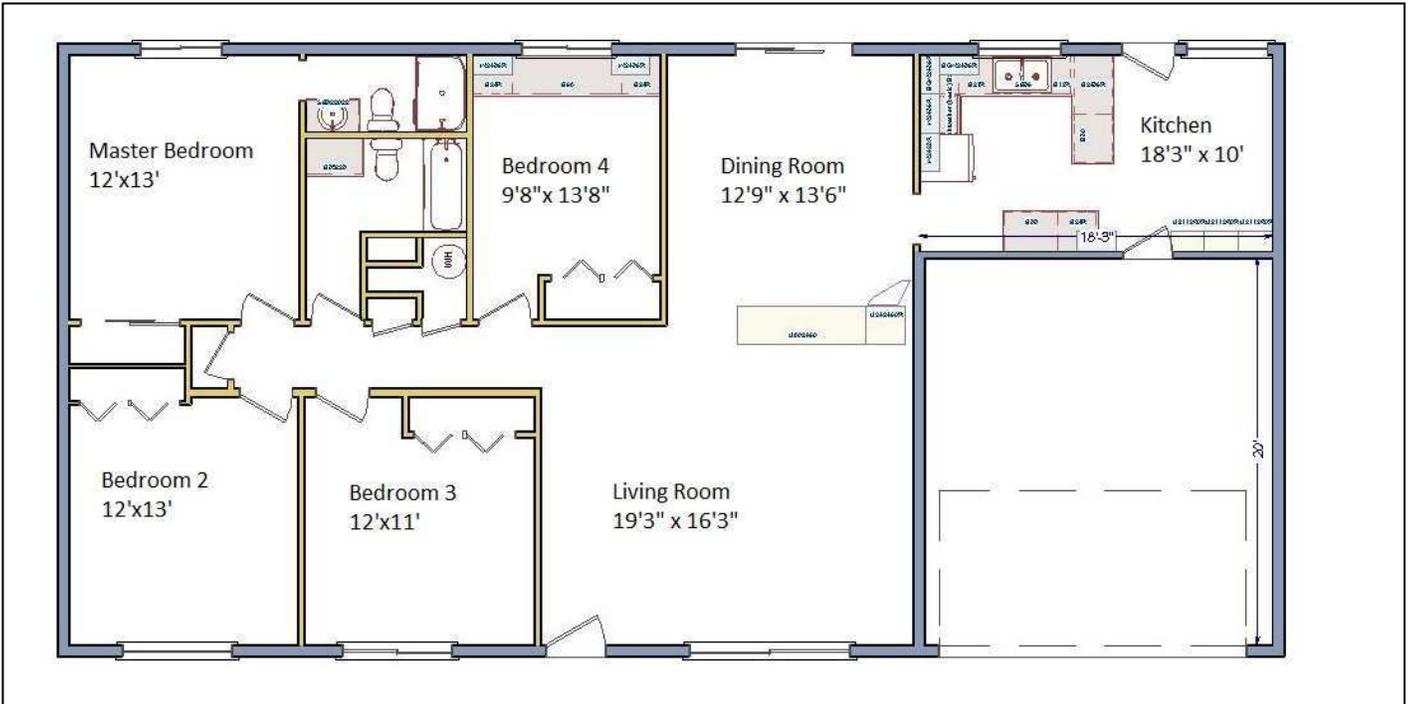
Public Remarks: Fabulous 4 BR block home waiting for your finishing touches. This well maintained home could use updating. The dining room has sliders to the stunning backyard. The generous sized formal dining room gives way to the oversized living room. New flooring & vanity to the family bath and voila! The master br is large with lots of closet space has an already updated bathroom. Bedrooms 2 & 3 also have double closets. The 4th br has many built-ins for an office. Even the hallway has a closet and built in shelves. The patio offers covered & open areas for entertaining. Some exposed cement flooring it may disqualify for an FHA loan, however, you can get a 203K FHA loan and build your upgrades into the loan. Flooring, a new kitchen and windows will put this home over the top!

Master Bedroom	Bedroom 2	Bedroom 3 Kitchen	Bedroom 4 Dining Room Garage 2	Living Room
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Garage Spaces: 2 Carpport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 4 Parking Features: Electric Door Opener Road Responsibility: City Maintained Road Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: East/West Exposure Landscaping: Grass Front; Grass Back; Auto Timer H2O Front; Auto Timer H2O Back; Irrigation Front; Irrigation Back Exterior Features: Patio; Covered Patio(s); Storage Shed(s); Other (See Remarks) Features: Fix-Up Needs Repair Community Features: Community Pool Flooring: Other Accessibility Feat.: Bath Grab Bars	Kitchen Features: Range/Oven Elec; Cook Top Elec; Dishwasher Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Utilities: SRP; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Leased	County Code: Maricopa Legal Description (Abbrev): LOT 6405 MARYVALE TERRACE 19 LTS 6441-6445 & TR A MCR 007831 AN: 103-40-046 Lot Number: 6405 Town-Range-Section: 2N-2E-29 Cty Bk&Pg: Plat: Taxes/Yr: \$841/2019 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req

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

Listing Dates		
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Measurements are estimated





