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HOMESMART

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3120 N. 67TH Lane, Unit 92
Phoenix, AZ 85033
\$125,000

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

This is one of the larger 2 bedroom single level townhomes and also an End Unit! Laminate floors throughout the main living area. The kitchen, with many cabinets, includes an island, stove and refrigerator. The living room is spacious with vaulted ceilings. The master bedroom has 2 double closets and its' own door to the bathroom! The 2nd bedroom also has double closets. Even the hallway has a closet and built in shelves. The bathroom is conveniently split so you can close off the sink area from the shower and commode. The laundry room, just outside the kitchen, is also a storage area. The patio offers some open area and a place to put your outdoor living furniture and grill. The complex has a common park, Raintree Park, with swings, basketball court, covered eating area and lots of open space. Monthly HOA only \$107 and yearly for community park is \$80.

Grand Canyon University Golf Course and El Oso Park are nearby. This is conveniently located to nearby shopping, dining and major highways

YEAR BUILT:	1984	LAND AREA:	1,350
ROOMS:	4	TAXES:	\$319/2019
BEDROOMS:	2	Off Street:	2 (assigned)
BATHS:	1	SCHOOL:	Cartwright/Sunset, Estrella, Phoenix Union
LIVING AREA:	840	REAR YARD:	w/ covered patio
Floodplain zone:	x	Playground:	Community

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)

3120 N 67TH LN 92, Phoenix, AZ 85033

\$125,000

	Residential	Townhouse
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 840 / County Assessor Price/SqFt: \$148.81 Year Built: 1984 Pool: None Encoded Features: 21FR2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 1,350 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: RAINTREE GARDENS UNIT 2 LOT 1-110 TR A-H Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: Map Code/Grid: P31 Bldg Number:
Ele Sch Dist: 083 - Cartwright Elementary District Elementary School: Sunset School - Phoenix Jr. High School: Estrella Middle School	High School Dist #: 210 - Phoenix Union High School District High School: Trevor Browne High School	

Cross Streets: 67th ave and Thomas **Directions:** 67th ave - west on Flower, 2nd left on 67th lane and right into the parking lot.

Public Remarks: This is one of the larger 2 bedroom one level townhomes and is also an End Unit! The kitchen, w/ many cabinets, includes an island, stove & refrig. The living room is spacious with vaulted ceilings. The Master BR has 2 double closets & its' own door to the bathroom! The 2nd BR also has double closets. Even the hallway has a closet & built in shelves. The bathroom is split so you can close off the sink area from the shower & commode. The laundry room, easily accessible from the kitchen, & is also a storage area. The patio offers some open area & a place to put your outdoor living furniture & grill. There is a common park, Raintree Park, w/ swings, basketball court, covered eating area & lots of open space. Close to local shopping & dining as well as the GCU Golf Course & El Oso Park

Master Bedroom	Bedroom 2	Kitchen	Living Room
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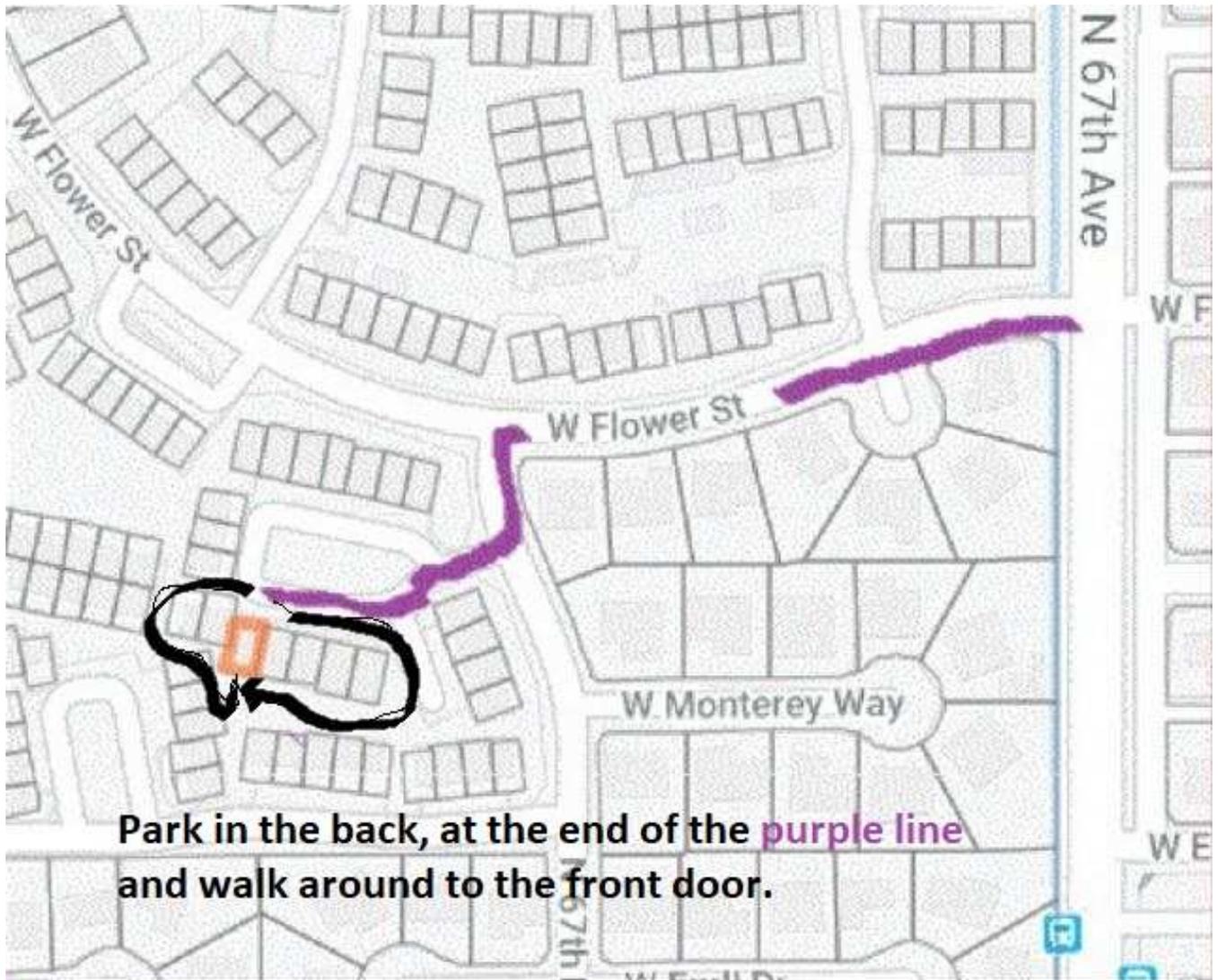
Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: Less Than 1,000 Garage Spaces: 0 Carport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 2 Parking Features: Assigned Parking Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Gravel/Stone Back Exterior Features: Patio Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Laminate	Kitchen Features: Range/Oven Elec; Refrigerator; Kitchen Island Master Bathroom: Other (See Remarks) Master Bedroom: Not Split Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room Items Updated: Floor Yr Updated: 2017; Floor Partial/Full: Full; Kitchen Yr Updated: 2017; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2018; Bath(s) Partial/Full: Full	Architecture: Other (See Remarks) Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Comp Shingle Fencing: Wood Cooling: Refrigeration Heating: Electric Heat Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services Technology: HighSpd Intrnt Aval; Security Sys Leased	County Code: Maricopa Legal Description (Abbrev): LOT 92 RAINTREE GARDENS UNIT 2 LOT 1-110 TR A-H MCR 025127 AN: 102-84-676 Lot Number: 92 Town-Range-Section: 2N-1E-25 Cty Bk&Pg: Plat: Taxes/Yr: \$318.12/2019 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Assume - No Qualify Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$106.68 / Monthly HOA Transfer Fee: \$325	HOA Name: Raintree Gardens II HOA Telephone: 623-691-0567
HOA 2 Y/N: Y / \$80 / Annually	HOA 2 Telephone: 623-691-0567
HOA 3 Y/N: N //	
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Garbage Collection; Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N // Rec Center Fee 2 Y/N: N // Land Lease Fee Y/N: N // PAD Fee Y/N: N //
	Ttl Mthly Fee Equiv: \$113.35 Cap Imprv/Impact Fee: \$ N \$ Cap Imprv/Impt Fee 2: \$0 \$

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: / Status Change Date: 0	List Price: \$125,000	Special Listing Cond: N/A

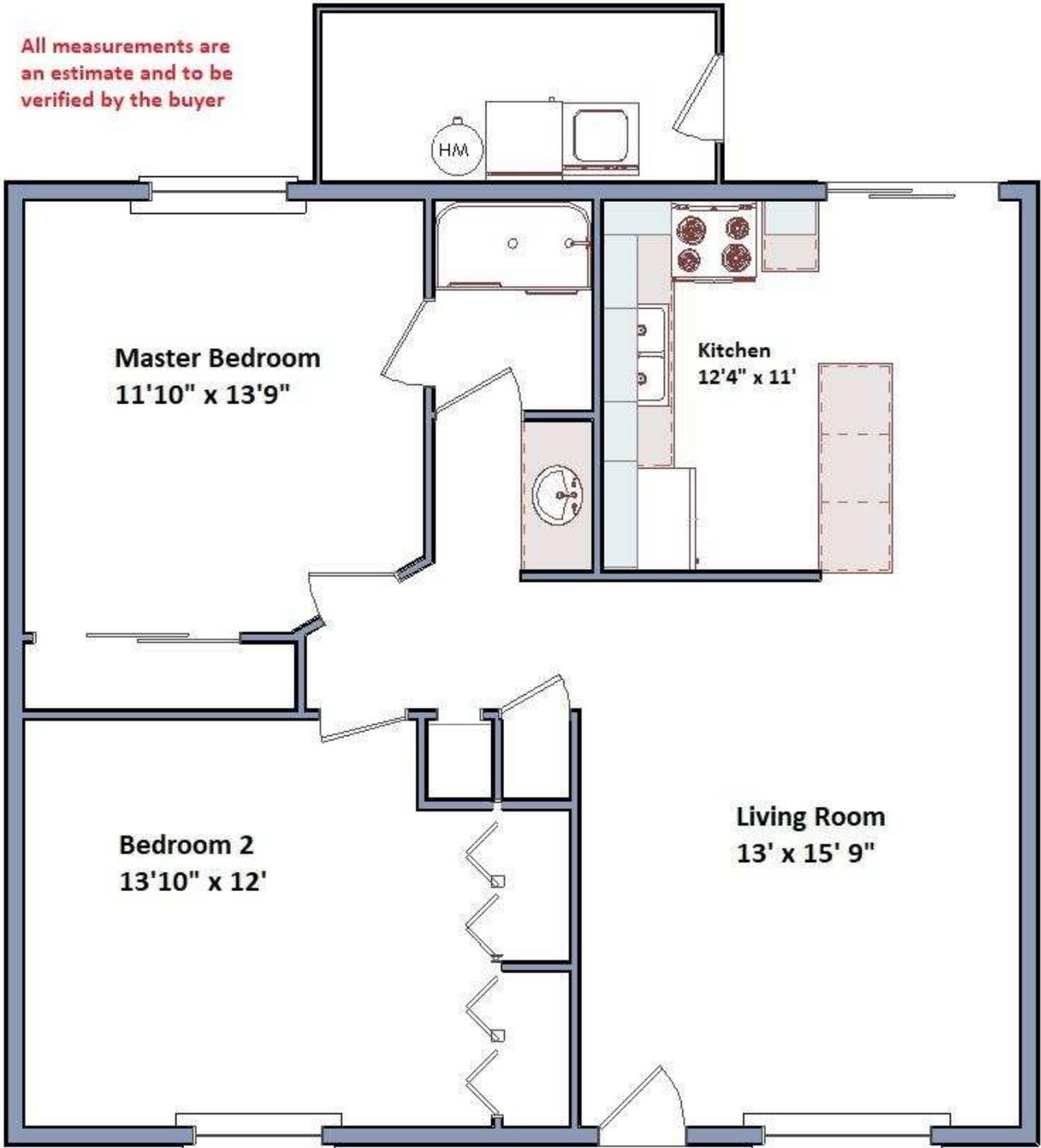
Listed by: HomeSmart (crl12)



direction map.jpg



All measurements are an estimate and to be verified by the buyer





dollhouse.jpg





































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RAINTREE
GARDENS
PARK.















