

**Client Report (1)**

**6409 W Carol AVE, Glendale, AZ 85302**

**\$275,000**

	Residential      Single Family - Detached      Incomplete	
	<b>Beds/Baths:</b> 3 / 2 <b>Bedrooms Plus:</b> 3 <b>Approx SqFt:</b> 1,313 / County Assessor <b>Price/SqFt:</b> \$209.44 <b>Year Built:</b> 1979 <b>Pool:</b> None <b>Encoded Features:</b> 32R2G2S <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached	<b>Approx Lot SqFt:</b> 6,874 / County Assessor <b>Approx Lot Acres:</b> 0.158 <b>Subdivision:</b> BRAEMAR GLEN 3 <b>Tax Municipality:</b> Glendale <b>Marketing Name:</b> <b>Planned Cmty Name:</b> <b>Model:</b> <b>Builder Name:</b> unknown <b>Hun Block:</b> <b>Map Code/Grid:</b> M32 <b>Building Number:</b>
	<b>Ele Sch Dist:</b> 011 - Peoria Unified District <b>Elementary School:</b> Sahuaro Ranch Elementary School <b>Jr. High School:</b> Sahuaro Ranch Elementary School	<b>High School Dist #:</b> 011 - Peoria Unified District <b>High School:</b> Ironwood High School

**Cross Streets:** 65th Avenue **Directions:** Olive then North on 63rd Ave then west (left) on Sunnyslope Lane, north (right) on 63rd Dr. then west (left) onto Carol.

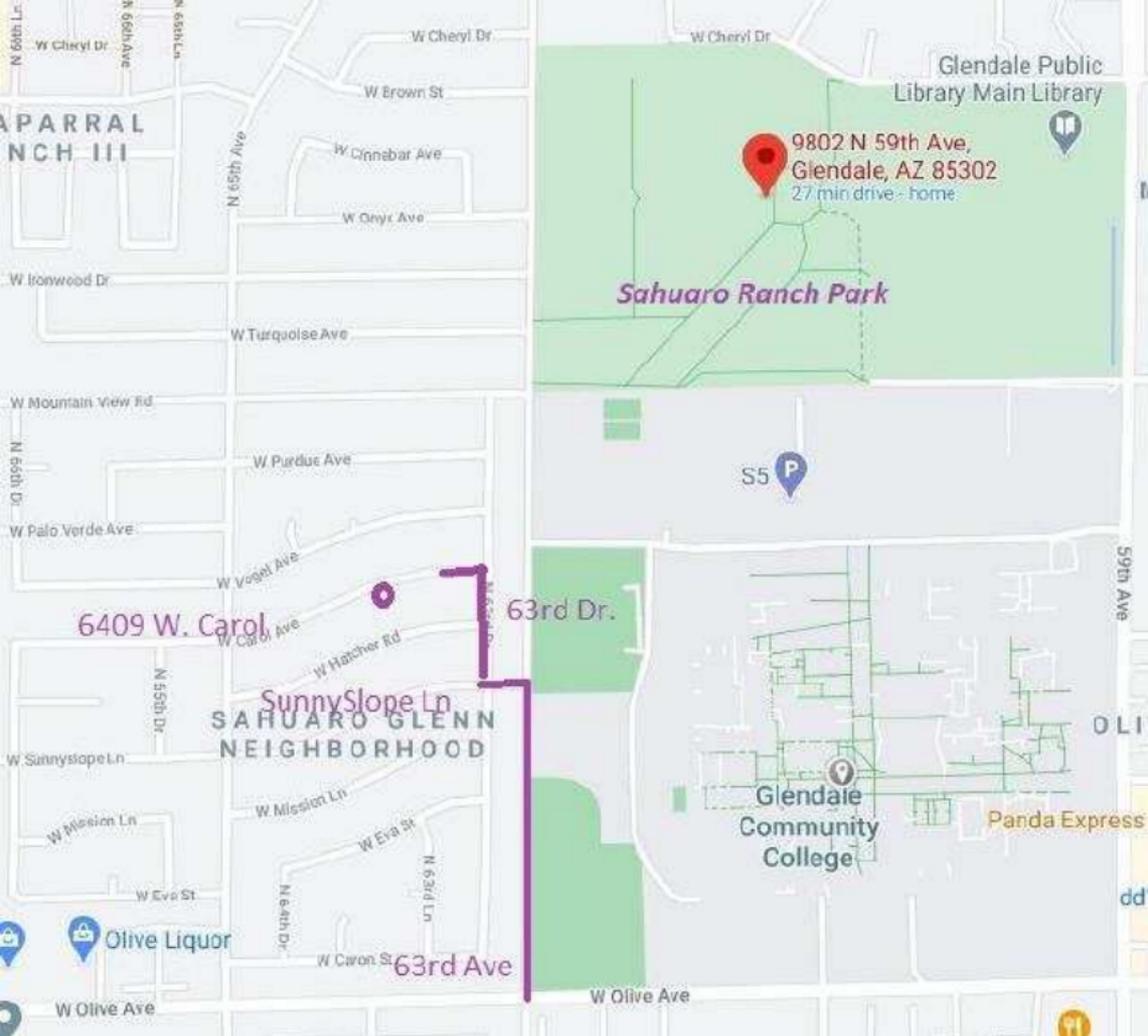
**Public Remarks:** This fabulous 3 bedroom block home been well maintained The kitchen with combo dining room comes complete with a breakfast bar and walk-in pantry. One of the numerous cabinets has 3 roll out wine racks. The dining area opens to the oversized living room with built-in floor to ceiling shelves. The large master bedroom has double entry doors, a walk in closet and master bath. The 2nd and 3rd bedrooms have spacious double closets. The family bath is a generous size too! Don't forget the 2 car garage w/ laundry! The backyard, again spacious with an expansive covered patio and 3 storage sheds. The 3rd shed, attached to the house, houses the waster softening system. Both the front and rear yards have a sprinkler system. The bus stop is close by as is Sahuaro Ranch Park is located nearby

<b>Master Bedroom</b>	<b>Bedroom 2</b>	<b>Bedroom 3 Kitchen</b>	<b>Dining Room</b>	
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Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Dir Entry frm Garage; Electric Door Opener <b>Road Responsibility:</b> City Maintained Road <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Landscaping:</b> Grass Front; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back <b>Exterior Features:</b> Covered Patio(s); Storage Shed(s); Pvt Yrd(s)/Crtyrd(s) <b>Features:</b> No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Biking/Walking Path; Children's Playgrnd; Near Bus Stop <b>Flooring:</b> Carpet; Laminat; Tile <b>Windows:</b> Dual Pane; Low-E; Vinyl Frame <b>Accessibility Feat.:</b> Hard/Low Nap Floors; Bath Grab Bars	<b>Kitchen Features:</b> Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Walk-in Pantry; Granite Countertops <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Laundry:</b> Washer Included; Dryer Included; Laundry in Garage <b>Dining Area:</b> Eat-in Kitchen; Breakfast Bar; Dining in FR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N	<b>Architecture:</b> Ranch <b>Unit Style:</b> All on One Level; No Common Walls <b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Block <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Both Refrig & Evap; Ceiling Fan(s); 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>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> <b>AN:</b> 143-12-372 <b>Lot Number:</b> 211 <b>Town-Range-Section:</b> -- <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$758/2020 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; FHA; Conventional <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Possession:</b> Close of Escrow

Fees & Homeowner Association Information		
<b>HOA Y/N:</b> N / /		
<b>HOA 2 Y/N:</b> / /		
<b>HOA 3 Y/N:</b> / /		
<b>Association Fee Incl:</b> No Fees <b>Assoc Rules/Info:</b> None	<b>Rec Center Fee Y/N:</b> / / <b>Rec Center Fee 2 Y/N:</b> / / <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> <b>Cap Impv/Impt Fee 2:</b>

<b>Listing Dates</b>	<b>Pricing and Sale Info</b>	<b>Listing Contract Info</b>
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PARRAL  
NCH III

Glendale Public  
Library Main Library

9802 N 59th Ave,  
Glendale, AZ 85302  
27 min drive - home

Sahuaro Ranch Park

6409 W. Carol

63rd Dr.

Sunny Slope Ln  
SAHUARO GLENN  
NEIGHBORHOOD

Glendale  
Community  
College

Panda Express

Olive Liquor

63rd Ave

W Olive Ave

W Olive Ave



























































































# Sahuaro Ranch Park

