



6436083	Residential	Single Family - Detached	Coming Soon
<b>Beds/Baths:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SqFt:</b> 1,992 / County Assessor <b>Price/SqFt:</b> \$276.1 <b>Year Built:</b> 1988 <b>Pool:</b> None <b>Encoded Features:</b> 42.5FRDXS2G2S <b>Exterior Stories:</b> 3 <b># of Interior Levels:</b> 3 <b>Dwelling Type:</b> Single Family - Detached <b>Dwelling Styles:</b> Detached		<b>Approx Lot SqFt:</b> 8,263 / County Assessor <b>Approx Lot Acres:</b> 0.190 <b>Subdivision:</b> TOWNE MEADOWS AMD LOT 1-591 TR A <b>Tax Municipality:</b> Gilbert <b>Marketing Name:</b> Former Model Home <b>Planned Cmty Name:</b> Towne Meadows of Gilbert AZ <b>Model:</b> yes <b>Builder Name:</b> Lennar <b>Hun Block:</b> <b>Map Code/Grid:</b> S41 <b>Building Number:</b>	
<b>Ele Sch Dist:</b> 041 - Gilbert Unified District <b>Elementary School:</b> Towne Meadows Elementary School <b>Jr. High School:</b> Highland Jr High School		<b>High School Dist #:</b> 041 - Gilbert Unified District <b>High School:</b> Highland High School	

**Cross Streets:** Recker and Guadalupe **Directions:** East on Guadalupe to Pheasant. N on Pheasant to Douglas. East on Douglass to property address

**Public Remarks:** Obvious pride of ownership, a fantastic location, great multi-level floorplan and huge back yard make this beautiful 4 Br. home your perfect choice! The kitchen is both chic and functional with upgraded cabinets, granite counters, stone backsplash and wood laminate flooring that extends through dining and living areas. The lower level family room with cozy fireplace and under-stair storage, has sliding-door access to a shady, covered patio with hot tub and private sitting area. You'll love the big backyard dotted with mature fruit trees; orange, peach, pink grapefruit, apple, and lemon-orange hybrid. Plenty of space for pool, pets and play! Full roof replacement 2015, plumbing replaced/PEX 2015, new garage door opener, exterior recently painted. Walking distance to Highland High School.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Garage Spaces:</b> 2 <b>Carport Spaces:</b> 0 <b>Total Covered Spaces:</b> 2 <b>Slab Parking Spaces:</b> 2 <b>Parking Features:</b> Electric Door Opener <b>Road Responsibility:</b> City Maintained Road <b>Pool Features:</b> No Pool <b>Spa:</b> Private; Above Ground; Heated <b>Horses:</b> N <b>Fireplace:</b> 1 Fireplace; Fireplace Family Rm <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Childrens Play Area <b>Features:</b> Vaulted Ceiling(s); Wet Bar; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys <b>Community Features:</b> Children's Playgrnd <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane	<b>Kitchen Features:</b> 220 Volts in Kitchen; Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator <b>Master Bathroom:</b> Full Bth Master Bdrm; Double Sinks; Private Toilet Room <b>Master Bedroom:</b> Split; Upstairs <b>Laundry:</b> Washer Included; Dryer Included; Inside <b>Dining Area:</b> Formal; Eat-in Kitchen <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Other Rooms:</b> Family Room <b>Items Updated:</b> Ht/Cool Yr Updated: 2015; Roof Yr Updated: 2014; Roof Partial/Full: Full; Bath(s) Yr Updated: 2020; Bath(s) Partial/Full: Partial	<b>Const - Finish:</b> Painted; Stucco <b>Construction:</b> Frame - Wood <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block <b>Cooling:</b> Refrigeration; Ceiling Fan(s) <b>Heating:</b> Electric <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; High Speed Internet Available	<b>County Code:</b> Maricopa <b>Legal Description (Abbrev):</b> LOT 554 TOWNE MEADOWS AMD LOT 1-591 TR A MCR 032006 <b>AN:</b> 304-06-589 <b>Lot Number:</b> 554 <b>Town-Range-Section:</b> 1S-6E-1 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$1,616/2021 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; VA; Conventional <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> Non Assumable <b>Disclosures:</b> Seller Discl Avail; Agency Discl Req <b>Possession:</b> By Agreement

**Fees & Homeowner Association Information**

<b>HOA Y/N:</b> Y / \$60 / Quarterly <b>HOA Transfer Fee:</b> \$175	<b>HOA Name:</b> Towne Meadows <b>HOA Prop Man Co Name:</b> Renaissance	<b>HOA Telephone:</b> 480-813-6788 <b>HOA Prop Man Co Tele:</b> 480-813-6788
<b>HOA 2 Y/N:</b> N //		
<b>HOA 3 Y/N:</b> //		

<b>Association Fee Incl:</b> Common Area Maint <b>Assoc Rules/Info:</b> Pets OK (See Rmrks); Rental OK (See Rmks); FHA Approved Prjct; VA Approved Prjct; Prof Managed	<b>Rec Center Fee Y/N:</b> N // <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> \$20 <b>Cap Imprv/Impact Fee:</b> \$ 0 \$ <b>Cap Impv/Impt Fee 2:0</b>
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Listing Dates	Pricing and Sale Info	Listing Contract Info
<b>CDOM/ADOM:</b> / <b>Status Change Date:</b> 07/18/2022	<b>List Price:</b> \$550,000	<b>SA:</b> N / <b>BB:</b> Y / % 2.5 % <b>Var:</b> N <b>Other Compensation:</b> <b>Special Listing Cond:</b> N/A