

5198976	Residential	Single Family - Detached	Closed
Beds/Baths: 3 / 2.5 Bedrooms Plus: 4 Approx SqFt: 3,411 / County Assessor Price/SqFt: \$158.31 Year Built: 2004 Pool: Both Private & Community Encoded Features: 32.5FRDXPSO3G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 10,504 / County Assessor Apx Lot Size Range: 10,001 - 12,500 Subdivision: Sun City Grand Tax Municipality: Surprise Marketing Name: Windsor Planned Cmty Name: Sun City Grand Model: E9255 Builder Name: Del Webb Hun Block: Map Code/Grid: K28 Bldg Number:	Public Remarks: Features include: Built-in climate controlled wine storage for over 550 bottles of wine (yes over 550 bottles); Central vacuuming system; Plantation shutters throughout; Tile flooring with some carpet; Jacuzzi (air jet) style garden tub in master bath; Expanded covered patio with powered sun screens; Full 3 car garage (3rd car not just golf cart size); Heated pool with waterfall, plus heated spa; Beautifully landscaped yard; Some furniture available outside of escrow. Note: All windows replaced at owners expense - any funds recovered under related law suit belong to seller. Located in 55 Adult Community; Managed by SCG CAM; Annual Rec Center Fee \$1,217; Other one time fees may apply.	
Ele Sch Dist: 089 - Dysart Unified District Elementary School: Adult Jr. High School: Adult	High School Dist #: 089 - Dysart Unified District High School: Adult	Cross Streets: Grand & Sunrise Blvd Directions: S on Sunrise Blvd; R (West) on Mountain View; R on Desert Blossom	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 3,001 - 3,500 Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 0 Pool - Private: Pool - Private; Fenced Pool; Heated Pool Spa: Spa - Private; Spa - Heated Horses: N Fireplace: 1 Fireplace Landscaping: Irrigation Front; Irrigation Back Exterior Features: Covered Patio(s) Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile Windows: Mechanical Sun Shds	Kitchen Features: Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Wall Oven(s); Walk-in Pantry; Granite Countertops; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Tub with Jets Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Family Room	Architecture: Ranch Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Private Services: City Services	County Code: Maricopa Legal Subdivision: SUN CITY GRAND SAGUARO AN: 232-45-156 Lot Number: 7 Town-Range-Section: 4N-2W-24 Cty Bk&Pg: Plat: Taxes/Yr: \$3,727/2013 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Disc Avail Possession: By Agreement

Fees & Homeowner Association Information			
HOA Y/N: N //			
HOA 2 Y/N: //			
HOA 3 Y/N: //			
Association Fee Incl: Other (See Remarks)		Rec Center Fee Y/N: Y / \$1,217 / Annually	Ttl Mthly Fee Equiv: \$101.41
Assoc Rules/Info: Other (See Remarks)		Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 1217 \$
		Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2: \$0 \$
		PAD Fee Y/N: N //	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 226 / 226 Status Change Date: 09/02/2015 Close of Escrow Date: 09/01/2015 Off Market Date: 06/26/2015	List Price: \$598,000 Sold Price: \$540,000 Sold Price/SqFt: \$158.31 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Buyr Concess to Sell: 0 \$ Sellr Concess to Buy: 0 \$ Closing Cost Split: Normal - N	Special Listing Cond: Age Rstrt (See Rmks)

Listed by: Coldwell Banker Residential Brokerage (cbrb36)