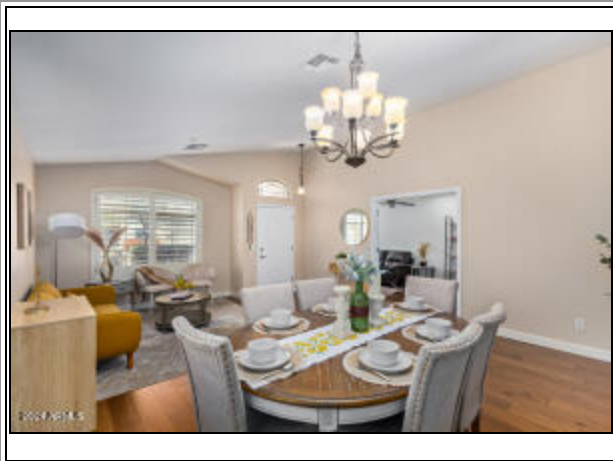


		Price / Status / MLS #	Property Type	List Price	Approx SQFT	# Bedrooms	# Bathrooms
1		\$649,900 23617 N 24TH TER Phoenix, AZ 85024 Active / 6664236	Residential	649,900	2,304	4	2
2	 Price Reduced	\$815,000 23907 N 25th WAY Phoenix, AZ 85024 Active / 6692405	Residential	815,000	3,283	4	3
3		\$825,000 1925 E ROBB LN Phoenix, AZ 85024 Coming Soon / 6695922	Residential	825,000	2,291	4	3

Client Report (1)

23617 N 24TH TER, Phoenix, AZ 85024

\$649,900

	6664236 Residential Single Family - Detached Active Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 2,304 / Owner Price/SqFt: \$282.07 Year Built: 2007 Flood Zone: No Pool: None Encoded Features: 42FRO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Ele Sch Dist: Paradise Valley Unified District Elementary School: Boulder Creek Elementary School - Phoenix Jr. High School: Mountain Trail Middle School Approx Lot SqFt: 6,440 / County Assessor Approx Lot Acres: 0.148 Subdivision: DESERT PEAK UNIT 1 Tax Municipality: Phoenix Marketing Name: Desert Peak Planned Cmty Name: Desert Peak Model: Builder Name: DR Horton Homes Hun Block: Map Code/Grid: Building Number: High School District: Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: E Deer Valley Dr and N Cave Creek Rd **Directions:** Head north on N Cave Creek Rd, Turn left onto N Desert Peak Pkwy, Turn left onto N 24th Terrace. The property will be on the left.

Public Remarks: The search is finally over! This charming 4-bed, 2-bath residence features solar panels, a 2-car garage, an attractive paver walkway, and a meticulously maintained yard. The living/dining room showcases vaulted ceilings, plantation shutters, and warm new wood flooring and large baseboards. The great room provides a cozy space for intimate gatherings with loved ones. The kitchen boasts Corian counters, ample wood cabinetry with crown molding, sleek SS appliances, recessed lighting, a walk-in pantry, and an island with a breakfast bar. You'll also find a den ideal for an office or a reading room. The main bedroom is complete with plush carpeting and a private bathroom with a walk-in closet. The enchanting backyard has a covered patio, a fire pit with a sitting area, and a built-in BBQ.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Attch'd Gar Cabinets; Dir Entry frm Garage; Electric Door Opener Pool Features: No Pool Spa: None Horses: N Fireplace: Firepit Property Description: East/West Exposure Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Frnt Exterior Features: Built-in BBQ; Covered Patio(s); Patio Features: Vaulted Ceiling(s); No Interior Steps Community Features: Biking/Walking Path; Children's Playgrnd Add'l Property Use: None Flooring: Carpet; Tile; Wood Windows: Dual Pane	Kitchen Features: Range/Oven Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Walk-in Pantry; Laminate Counters; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Private Toilet Room Additional Bedroom: Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Breakfast Bar; Dining in LR/GR; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room Items Updated: Floor Yr Updated: 2023; Floor Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Utilities: APS; SW Gas; City Electric Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available Energy/Green Feature: Solar Panels Solar Panels: Ownership: Owned Outright; Grid: On; kW: 7.6	County Code: Maricopa Legal Description (Abbrev): LOT 81 DESERT PEAK UNIT 1 MCR 080835 AN: 212-42-302 Lot Number: 81 Town-Range-Section: 4N-3E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$2,601/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$199.5 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$200	HOA Name: Desert Peak HOA Management Company: Spectrum Assoc Mgmt	HOA Telephone: 480-719-4524
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Common Area Maint Assoc Rules/Info: Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$66.5 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 78 / 78 Status Change Date: 02/15/2024	List Price: \$649,900	SA: N / BB: Y / 3.5% Var: N Other Compensation: 0 Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; Text; Email; Phone Call

Lockbox Type: Supra (ARMLS)

Listed by: Unique Legacy Realty (eulr01)

Prepared by Stephanie
Coffman

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DND2 (**D** o **N** ot **D** isplay or **D** isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

Client Report (2)

23907 N 25th WAY, Phoenix, AZ 85024

\$815,000

	6692405	Residential	Single Family - Detached	Active
	Beds/Baths: 4 / 3 Bedrooms Plus: 6 Approx SqFt: 3,283 / Owner Price/SqFt: \$248.25 Year Built: 2007 Flood Zone: No Pool: Private Only Encoded Features: 43FRPO3G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			Approx Lot SqFt: 6,325 / County Assessor Approx Lot Acres: 0.145 Subdivision: DESERT PEAK UNIT 2 MCR 836-39 Tax Municipality: Phoenix Marketing Name: Desert Peak Planned Cmty Name: Desert Peak Model: Builder Name: DR Horton Hun Block: Map Code/Grid: Building Number:
	Ele Sch Dist: Paradise Valley Unified District Elementary School: Sky Crossing Elementary School Jr. High School: Mountain Trail Middle School			High School District: Paradise Valley Unified District High School: Pinnacle High School

Cross Streets: Cave Creek Road and Pinnacle Peak **Directions:** West on Pinnacle Peak which becomes North Desert Peak Pkwy. Right onto Misty Willow Lane, Right onto Peay Dr, and then left to home on right.

Public Remarks: This lovely 4 bed, 3 bath home backs to a desert pathway. Enter the home to find a large living room/dining room complete with luxury vinyl wood plank throughout the main floor. The open eat-in kitchen has been updated with white cabinetry, backsplash, GORGEOUS QUARTZ countertops and a large island! The kitchen opens into a large great room. There is a HUGE FLEX SPACE off to the side. The backyard features a covered patio with a SPARKLING play pool. Upstairs has a large loft area with a built in desk. Down the hall are two nicely sized secondary bedrooms near a full double sink bathroom. The LARGE primary bedroom features an outside walk-deck. A DOWNSTAIRS BEDROOM and full bath are perfect for guests. The laundry room has a DROP ZONE. The OWNED SOLAR panels are the cherry on top!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 3 Carport Spaces: 0 Total Covered Spaces: 3 Slab Parking Spaces: 2 Parking Features: Tandem Garage Pool Features: Private; Fenced Spa: None Horses: N Fireplace: No Fireplace Property Description: Adjacent to Wash Landscaping: Grass Front; Synthetic Grass Back Exterior Features: Balcony; Childrens Play Area; Patio; Pvt Yrd(s)/Crttyrd(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd Flooring: Carpet; Tile; Vinyl Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Master Bedroom: Upstairs Additional Bedroom: Other Bedroom Downstairs; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Great Room; Bonus/Game Room; Loft Items Updated: Floor Yr Updated: 2020; Floor Partial/Full: Partial; Kitchen Yr Updated: 2020; Kitchen Partial/Full: Full	Const - Finish: Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Solar Panels: Ownership: Owned Outright	County Code: Maricopa Legal Description (Abbrev): AN: 212-42-387 Lot Number: 6 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$3,093/2022 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Conventional Existing 1st Ln Trms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information			
HOA Y/N: Y / \$163 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$200	HOA Name: Desert Peak/AAM HOA Telephone: 602-957-9191		
HOA 2 Y/N: N			
HOA 3 Y/N:			
Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks)	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$54.33 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$0 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 15 / 15 Status Change Date: 04/18/2024	List Price: \$815,000	SA: N / BB: Y / 2.5% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings

Lockbox Type: Supra (ARMLS)

Client Report (3)

1925 E ROBB LN, Phoenix, AZ 85024

\$825,000

	6695922 Residential Single Family - Detached Coming Soon Beds/Baths: 4 / 3 Bedrooms Plus: 4 Approx SqFt: 2,291 / County Assessor Price/SqFt: \$360.1 Year Built: 2020 Flood Zone: No Pool: None Encoded Features: 43R2G Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached Approx Lot SqFt: 6,643 / County Assessor Approx Lot Acres: 0.153 Subdivision: HILLSTONE SOUTH PARCEL 1 Tax Municipality: Phoenix Marketing Name: Stone Butte Planned Cmty Name: Hillstone Model: Tapatio Builder Name: DR Horton Hun Block: Map Code/Grid: Building Number: Ele Sch Dist: Paradise Valley Unified District Elementary School: Boulder Creek Elementary School - Phoenix Jr. High School: Mountain Trail Middle School High School District: Paradise Valley Unified District High School: Pinnacle High School
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Cross Streets: Cave Creek Rd & 101 Frwy **Directions:** Cave Creek Rd to Mountain Gate Pass. Rt on Cave Creek Dam Rd to Hillstone Way. Left on E Robb Lane. Last home on the end.

Public Remarks: This is your chance to own a stunning home in the North Valley! Upon arrival, a 2-car garage, stone accents, and an easy-care front yard await. Neutral paint, recessed lighting, and wood-look tile flooring are some of the features you will find inside. Discover a welcoming great room with a sliding glass door to the backyard. The kitchen boasts built-in SS appliances, immaculate cabinetry, quartz counters, a walk-in pantry, and an island with a breakfast bar. Double doors open to the main suite, providing plush carpet and an ensuite with dual sinks, a sit-down shower, and a walk-in closet. Check out the backyard with a covered patio to relax, water feature, gas fire feature, travertine pavers and a built-in BBQ. Easy access to 101 & 51 Frwys. Don't miss this opportunity! Act now!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 0 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot Landscaping: Gravel/Stone Front; Gravel/Stone Back; Synthetic Grass Back Exterior Features: Built-in BBQ; Covered Patio(s); Patio; Other Features: No Interior Steps; Water Softener Owned Community Features: Biking/Walking Path; Children's Playgrnd; Gated Community Add'l Property Use: None Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Cook Top Gas; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Wall Oven(s); Multiple Ovens; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bedroom Split; Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Wtr – Tnkless Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 186 HILLSTONE SOUTH PARCEL 1 MCR 140431 AN: 212-15-685 Lot Number: 186 Town-Range-Section: 4N-3E-10 Cty Bk&Pg: Plat: Taxes/Yr: \$2,908/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: Close of Escrow

Fees & Homeowner Association Information		
HOA Y/N: Y / \$135 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$405	HOA Name: Stone Butte	HOA Telephone: 602-437-4777
HOA 2 Y/N: N		
HOA 3 Y/N:		

Association Fee Incl: Common Area Maint Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$135 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$270 Other Fees Description: Reserve Contribution
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: / Status Change Date: 04/24/2024	List Price: \$825,000	SA: N / BB: Y / 2.75% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings; Text; Email

Lockbox Type: Supra (ARMLS)

Listed by: NORTH&CO. (nrtc01)

Prepared by Stephanie
Coffman

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