

		Price / Status / MLS #	Property Type	List Price	Approx SQFT	# Bedrooms	# Bathrooms
1		\$329,800 4114 E UNION HILLS DR 1244 Phoenix, AZ 85050 Active / 6686637	Residential	329,800	1,267	2	2.5
2	 New Listing	\$495,000 4051 E MEADOW DR Phoenix, AZ 85032 Active / 6697358	Residential	495,000	1,346	3	2
3		\$600,000 18436 N 42nd ST Phoenix, AZ 85032 Active / 6698166	Residential	600,000	1,486	3	2

Client Report (1)

4114 E UNION HILLS DR 1244, Phoenix, AZ 85050

\$329,800

	6686637 Residential Townhouse Active Beds/Baths: 2 / 2.5 Bedrooms Plus: 2 Approx SqFt: 1,267 / County Assessor Price/SqFt: \$260.3 Year Built: 1987 Pool: Community Only Encoded Features: 22.5RX1C Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 639 / County Assessor Approx Lot Acres: 0.015 Subdivision: TOWNES AT PARADISE VALLEY LANDINGS CONDO Tax Municipality: Phoenix Marketing Name: Paradise Valley Landing Planned Cmty Name: Paradise Valley Landing Model: The Vistas Builder Name: Pulte Homes Hun Block: 6700 N Map Code/Grid: Building Number:
	Ele Sch Dist: Paradise Valley Unified District Elementary School: Quail Run Elementary School Jr. High School: Sunrise Middle School	High School District: Paradise Valley Unified District High School: Paradise Valley High School

Cross Streets: 40th St & Union Hills Dr **Directions:** From N 40th St, head East on E Union Hills Dr, left on N 41st St, left on E Renee Dr, right on N 40th Way, unit is on the right.

Public Remarks: Charming 2-story townhome in the community of Townes at Paradise Valley Landing. Great location minutes away from the St Routes 101 & 51, Desert Ridge Marketplace, and Kierland Commons! Showcasing a freshly painted living area, tile flooring, & carpeting in all the right places. Relax in one of the 2 upstairs bedrooms both offering an ensuite bathroom. Enjoy the beautiful Arizona weather on your back patio with additional storage room. Also featured, private laundry, a new water heater, & 1 carport parking space with plenty of available guest parking spaces. Quiet, private community with a community pool, lush landscaping, and tons of green spaces. Enjoy low maintenance living!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Assigned Parking Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: East/West Exposure Landscaping: Desert Front Exterior Features: Patio; Storage Features: 9+ Flat Ceilings Community Features: Biking/Walking Path; Community Pool; Community Spa; Near Bus Stop Flooring: Carpet; Tile Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Pantry; Laminate Counters Master Bathroom: Full Bth Master Bdrm Master Bedroom: Upstairs Additional Bedroom: 2 Master Bedrooms; Master Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside Dining Area: Eat-in Kitchen; Breakfast Room Basement Y/N: N Sep Den/Office Y/N: N	Building Style: String Unit Style: Two Levels; Two Common Walls; Poolside Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; High Speed Internet Available	County Code: Maricopa Legal Description (Abbrev): LOT 1244 TOWNES AT PARADISE VALLEY LANDINGS CONDO MCR 030520 AN: 215-01-563-A Lot Number: 1244 Town-Range-Section: 4N-4E-30 Cty Bk&Pg: Plat: Taxes/Yr: \$838/2023 Ownership: Fee Simple Co-Ownership (Fractional): Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Non Assumable Disclosures: Agency Discl Req; Other (See Remarks) Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$258.5 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$50	HOA Name: Townes at PV Landing HOA Management Company: Management Trust	HOA Telephone: 480-284-5551 HOA Management Phone: 480-284-5551
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Garbage Collection; Pest Control; Front Yard Maint; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); FHA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N / \$0 PAD Fee Y/N: N / \$0	Ttl Mthly Fee Equiv: \$258.5 Cap Improvement/Impact Fee: \$517 Prepaid Association Fees HOA: \$517 Disclosure Fees HOA: \$350 Cap Improvement/Impact Fee 2: Other Fees HOA: \$0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 29 / 29 Status Change Date: 04/23/2024	List Price: \$329,800	SA: N / BB: Y / 2.5% Var: Y Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings

Lockbox Type: Supra (ARMLS)

Listed by: HomeSmart (crl35)

Prepared by Stephanie
Coffman

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
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)

4051 E MEADOW DR, Phoenix, AZ 85032

\$495,000

	6697358		Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,346 / County Assessor Price/SqFt: \$367.76 Year Built: 1994 Pool: None Encoded Features: 32RXO2G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached			Approx Lot SqFt: 4,360 / County Assessor Approx Lot Acres: 0.100 Subdivision: LANE AT BEL ESPRIT Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Unknown Hun Block: Map Code/Grid: Building Number:	
	Ele Sch Dist: Paradise Valley Unified District Elementary School: Whispering Wind Academy Jr. High School: Sunrise Middle School			High School District: Paradise Valley Unified District High School: Paradise Valley High School	

Cross Streets: 40th St & Bell **Directions:** Just North of Bell Road off 40th Street. Travel N on 40th Street, cross over Bell Road . Got E (right) on Anderson, N (left) on 40th Pl..Follow street to Meadow. Home is located on the S side.

Public Remarks: Welcome to your spacious oasis in the heart of convenience and comfort! Step inside and be greeted by the seamless flow of an open floor plan, where the cozy living area effortlessly blends with the dining space, creating an inviting atmosphere perfect for gatherings and relaxation. The cabinetry in the kitchen not only adds a touch of elegance but also provides ample storage for all your culinary essentials. Venture beyond your doorstep and find yourself within walking distance to schools and pristine parks, making it ideal for seeking convenience and community. Plus, with easy access to freeways, commuting is a breeze. Endless shopping and dining options at nearby Desert Ridge, where a plethora of restaurants and entertainment venues await to satisfy every craving and whim.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Pool Features: No Pool Spa: None Horses: N Fireplace: 1 Fireplace; Fireplace Family Rm Landscaping: Desert Front; Synthetic Grass Back Community Features: Children's Playgrnd; Near Bus Stop Flooring: Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm; Private Toilet Room Master Bedroom: Not Split Additional Bedroom: Separate Bedroom Exit Laundry: Washer Included; Dryer Included Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Description (Abbrev): LOT 287 LANE AT BEL ESPRIT MCR 037237 AN: 215-17-669 Lot Number: 287 Town-Range-Section: 4N-4E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$2,094/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: Y / \$100 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$100	HOA Name: Bel Esprit HOA Telephone: 480-635-1133
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: \$33.33 Cap Improvement/Impact Fee: 0% Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: Other Fees HOA: \$25 Other Fees Description: demand fee

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 1 / 2 Status Change Date: 05/02/2024	List Price: \$495,000	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)

Listed by: Cambridge Properties (camb01)

Client Report (3)

18436 N 42nd ST, Phoenix, AZ 85032

\$600,000

	6698166	Residential	Single Family - Detached	Active
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,486 / County Assessor Price/SqFt: \$403.77 Year Built: 1983 Pool: None Encoded Features: 32R02G6S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 15,202 / County Assessor Approx Lot Acres: 0.349 Subdivision: VILLA MARIA Tax Municipality: Phoenix Marketing Name: Villa Maria Planned Cmty Name: Villa Maria Model: Builder Name: Unknown Hun Block: 4200 N Map Code/Grid: Building Number:	
	Ele Sch Dist: Paradise Valley Unified District Elementary School: Whispering Wind Academy Jr. High School: Sunrise Middle School		High School District: Paradise Valley Unified District High School: Paradise Valley High School	

Cross Streets: 40th St & Union Hills **Directions:** E on Union Hills, S on 42nd St to home on right.

Public Remarks: Stunning remodeled home on a truly amazing HUGE lot (15,202 sq ft)! 3 BR / 2 BA with a 2 Car garage! Horse property with 2 RV gates at side yard & back alley + large storage shed! New front yard landscaping with gravel, circular drive, paved walkway, low voltage lighting & lighted mailbox. Wood floors, 2 remodeled bathrooms & the gorgeous kitchen remodel features beautiful cab's w/pull outs, glass tile backsplash & marble counters. Between 2019 & 2023: NEW roof, A/C, H2O heater, remodeled kitchen & bathrooms, complete front yard landscaping, drain fields for septic, front door, hardware & ceiling fans v/o, MBR & laundry rm light fixtures, solar tube in guest bathroom & fresh paint inside & outside. Solar panels w/flat rate of just 11.5 cents per K/Hr makes electricity incredibly cheap!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 6 Parking Features: Dir Entry frm Garage; Electric Door Opener Road Responsibility: City Maintained Road Pool Features: No Pool Spa: None Horses: Y Fireplace: No Fireplace Property Description: Mountain View(s); Alley Landscaping: Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Grass Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Circular Drive; Covered Patio(s); Storage Features: 9+ Flat Ceilings; No Interior Steps Add'l Property Use: None Flooring: Tile; Wood Windows: Sunscreen(s)	Kitchen Features: Range/Oven Elec; Dishwasher; Built-in Microwave; Refrigerator; Non-laminate Counter Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Separate Bedroom Exit; Master Bedroom Walk-in Closet; Other Bedroom Walk-in Closet Laundry: Wshr/Dry HookUp Only; Inside Dining Area: Breakfast Bar; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Great Room Items Updated: Ht/Cool Yr Updated: 2019; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2021; Roof Partial/Full: Full; Kitchen Yr Updated: 2023; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2023; Bath(s) Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted Construction: Frame - Wood Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration; Ceiling Fan(s); Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: APS Water: City Water Sewer: Septic Tank; Septic in & Cnctd Services: City Services Technology: 3+ Exist Tele Lines; Cable TV Avail; High Speed Internet Available Energy/Green Feature: Solar Panels; Solar Tubes Solar Panels: Ownership: Utility Owned	County Code: Maricopa Legal Description (Abbrev): LOT 2 VILLA MARIA MCR 005644 AN: 215-15-002 Lot Number: 2 Town-Range-Section: 4N-4E-31 Cty Bk&Pg: Plat: Taxes/Yr: \$1,637/2023 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: Seller Discl Avail Possession: By Agreement

Fees & Homeowner Association Information

HOA Y/N: N			
HOA 2 Y/N:			
HOA 3 Y/N:			
Association Fee Incl: No Fees Assoc Rules/Info: None	Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: Cap Improvement/Impact Fee 2: Other Fees HOA:	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 4 / 4 Status Change Date: 04/29/2024	List Price: \$600,000	SA: N / BB: Y / 2.5% Var: Y Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings

Lockbox Type: Supra (ARMLS)

Listed by: Ventana Fine Properties (vnta01)

