

3008661 ER Active / Residential LP: \$ 225,000 Photos: 6

7813 W BERYL AVE Peoria (MAR) 85345-6794

Year Built: 1991

Lot #: 71

Area/Grid: 322 / M32

Hun Block: 10300N

AN: 142-12-354-

Beds/Baths: 3 / 2

Pool: No

SF: 1,818 / Assessor

FE: 32FRDO2.5G

Listed by: Gregory Swann ABR CRS GRI (GS124)

Lot Size: 7,501-10,000

Email: gregswann@bloodhoundrealty.com

Office: 602-504-1256

Home: 602-740-7531

Mobile: 602-740-7531

Pager:

BloodhoundRealty.com(BHND01)

Directions: 79th Ave & Peoria Peoria to 79th Ave. South to Beryl. East to home on right (south) side of street.

A comfortable, affordable luxury for your family... To see this home as it's meant to be seen, picture that Dining Room table piled high with a Thanksgiving feast. Is the formality of a Formal Dining Room too stuffy? What you'll have in this home is the luxury of space -- a living room plus a family room, a dining room plus an eat-in kitchen, a den that can double as a game room or a fourth bedroom. You'll have plenty of space outside, too, along with easy access to schools, shopping and the SR-101 Freeway. This is a home where your family -- and your fondest family memories -- will grow. It's priced right, lovingly maintained and ready to move in. Make it your own today.

REALTOR® Remarks: Call owner, leave msg and show. Ring bell before entering. Lister pays for American Home Guardian warranty with Platinum Upgrade. Livable SqFt determined by FloorPlansFirst. More info at www.7813WestBerylAve.com.

Additional Showing, Contact and Compensation Information

To Show: Lockbox-Occupied

Owner/Occupant: Maria - If no answer leave msg 928-277-7252 / Owner

Co-List Agent: Cathleen Collins GRI(CC341)

Home: 602-369-9275

Mobile: 602-369-9275

Email: cathleen@bloodhoundrealty.com

Pager:

Other Office Phone: 602-504-1256

Office Fax: 602-504-1353

Compensation: SA: No / 0 BB: Yes / 3%

Variable Commission: No

Property Information

Subdivision: SUNSET VIEW MCR 315-40

Marketing Name:

Planned Community Name:

Builder: CONTINENTAL

Model: Stetson

Fenced: Yes

Master BR: 18X15

BR 2: 11X10

BR 3: 11X10

BR 4: 12X12

BR5: 0

LR: 18X15

Din Room: 15X12

Fam Room: 22X16

Kitchen: 18X10

Den/Other: 12X12

Horses: No

Single Family-Detached

Range/Oven

RV Parking

Possess-Close of Escrow

Single Level

Dishwasher

RV Gate

No Association Fee

Fee Simple

Disposal

Frame/Wood Construction

HOA Info-None

1801-2000 Sq Ft

Pantry

Stucco Finish

1st Loan-Treat as Free & Clear

Full Bath Master BR

Kitchen Island

Comp-Shingle Roof

Home Warranty

Separate Shower & Tub

Inside Laundry

Refrigeration

New Fin-Cash

Double Sinks

Skylight(s)

Electric Heating

New Fin-VA

Separate BR Exit

Vaulted Ceiling(s)

Sunscreen(s)

New Fin-FHA

Master BR Walk-In Closet

Cable TV Available

Ceiling Fan(s)

New Fin-Conventional

No Fireplace

High Speed Internet Available

Multi-Pane Windows

Seller Disclosure Available

No Private Pool

Family Room

APS

Spa - None

Den/Office

City Water

Formal Dining Room

Patio

Sewer-Public

Eat-in Kitchen

Covered Patio(s)

Sewer-In and Connected

Breakfast Room

Exterior Features-Other (Remarks)

City Services

Dining in Living/Great Room

2.5 Car Garage

Block Fencing

Breakfast Bar

Rear Vehicle Entry

North/South Exposure

County: Maricopa

County Book/Page: 31540

Twn-Rng-Sct:

Latitude: 33.57826

Longitude: -112.227507

Plat:

Block:

TimeShare Week Available: 0

Internet: Y

External Mktg:

Photo Code:

Fenced: Block Fencing

School Information

Elem School: Santa Fe

Jr High School: Santa Fe

High School: Peoria

Elem School District: 11

High School District: 11

Financial Information

Equity: \$ 225,000

Taxes/Year: \$1377 / 2007

Downpayment: 0

HomeOwnerAssociation: No / \$0 /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

Listing and Sales Information

List Date: 6/13/2008

Expire Date: 12/31/2008

Back on Mkt:

Entry Date: 6/13/2008

Off Mkt:

Contract Date:

Sales Office/Code:

Loan Type:

COE Date:

Sales Agent/Code:

Loan Yrs:

Pts Seller: Buyer:

Sales Price: \$

Pymt Type:

Closing Cost Split:

Original List Price: \$ 225,000

Agent Days on Market: 7

Pending Date:

Cumulative Days on Market: 7

Prepared by: Gregory Swann ABR CRS GRI

Information deemed reliable but not guaranteed. Buyer to verify all information.

Fri, Jun 20, 2008 09:38 AM