



13105 W Calavar RD Surprise

85379-6431

Lot #: 93

2808380 ER Active / Residential LP: \$183,000

Area/Grid: 313 / L29

Hun Block: 13200N

Beds/Baths: 3 / 2

SF: 1,132 / Assessor

Lot Size: 1-7,500

Year Built: 2002

Photos: 6

FE: 32FR2G

Pool: No

BloodhoundRealty.com

Directions: Dysart and Thunderbird/Waddell West on Wadell to 133rd Av. North to Boca Raton. Turn right and curve around to Calavar. Right on Calavar.

What a great start--at a great price! All the amenities of Surprise will be practically at your doorstep when you move in to this great starter home. Shopping is at Bell Rd, West Point Elementary School is a short bike ride away at Greenway Rd, and all the parks, trails and greenbelts of Roseview are in between. But with all that, you'll never want to leave home: You'll have more space and comfort than you could ever imagine at this price, freshly painted with brand new carpeting, and the backyard landscaping is a slice of paradise. Homes like this don't last long at this price, so make your move now. More photos/info at <http://www.13105WestCalavarRd.com/>

Property Information

Subdivision: **Roseview Unit 4**

Marketing Name: **Great Starter Home**

Planned Community Name: **Roseview**

Township - Range - Section: - -

Plat:

Block:

Builder: **Centex**

Model: **Move-In Ready!**

Fenced: **Yes**

Master BR: **12x11**

BR 2: **10x10**

BR 3: **12x9**

BR 4: **0x0**

BR5: **0x0**

LR: **0x0**

Din Room: **0x0**

Fam Room: **17x11**

Kitchen: **16x9**

Den/Other: **0x0**

Horses: **No**

Single Family-Detached
Single Level
Fee Simple
1001-1200 Sq Ft
Full Bath Master BR
Master Bedroom Split
Master BR Walk-In Closet
No Fireplace
No Private Pool
Spa - None
Eat-in Kitchen
Dining in Living/Great Room
Range/Oven
Dishwasher

Disposal
Pantry
Inside Laundry
9 Ft + Flat Ceiling(s)
Cable TV Available
High Speed Internet Available
Family Room
Yard Watering System-Front
Yard Watering System-Back
Children's Play Area
2 Car Garage
Frame/Wood Construction
Painted Finish
Stucco Finish

All Tile Roof
Refrigeration
Gas Heat
APS
SW Gas
City Water
Sewer-Public
City Services
Block Fencing
Cul-De-Sac Lot
North/South Exposure
Borders Common Area
Possess-Close of Escrow
All on One Level

HOA Incl-Common Area Maint
HOA Info-Other (Remarks)
1st Loan-Treat as Free & Clear
New Fin-Cash
New Fin-VA
New Fin-FHA
New Fin-Conventional
Seller Disclosure Available
Agency Disclosure Required

Items Updated

Flooring/2007/Full

School Information

Elem School: **West Point**

Jr High School: **Dysart**

High School: **Dysart**

Elem School District: **89**

High School District: **89**

Financial Information

Equity: **\$183,000**

Taxes/Year: **\$851 / 2006**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$91 / Quarterly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Roseview HOA

Rec Center: //

Prepared by: Gregory Swann ABR
 CRS GRI

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

Fri, Jul 20, 2007 02:28 PM