



[2988180](#) ER **Active** / Residential LP: **\$535,500**

[1592 W KAIBAB DR Chandler](#)

Open House: **No**

85248-

Lot #: **275**

Area/Grid: **507 / V38**

Hun Block: **1000W**

Beds/Baths: **4 / 2.5**

SF: **2,820 / Assessor**

Lot Size: **10,001-12,500**

AN: [303-90-311-](#)

Year Built: **2002**

FE: **42.5FRDO3G**

Pool: **No**

Photos: **4**

Listed by: [Allyn B Barnum](#) (AB036) Email: abarnum@teambarnum.com

Office: **480-883-9800**

Mobile: **602-369-6000**

Home: **602-369-6000**

Pager: **480-883-9800**

[Re/Max Elite](#)(RMET05)

Directions: OCOTILLO & ALMA SCHOOL SOUTH TO BALBOA WAY, WEST TO GATED CODE #2000, 1ST LEFT ON KAIBAB, LEFT ON OLEANDER, RIGHT ON KAIBAB TO PROPERTY.

HIGHLY SOUGHT AFTER GATED TW LEWIS LAGUNA COVE COMMUNITY IN OCOTILLO WALKING DISTANCE TO PARK, SCHOOLS, SHOPPING, COMMUNITY PLAYGROUND AND SPORT COURTS NEARBY. LOADED WITH UPGRDS, DECORATOR TOUCHES, PLANTATION SHUTTERS, SPACIOUS KITCHEN W/GRANITE COUNTERTOPS, EXTRA STORAGE, WATER SOFTENER, UPGRADED CARPET & TILE, BUILT-IN ENTERTAINMENT CENTER, COZY FAMILY RM OFF KITCHEN, FORMAL LIVING & DINING RM, LRG SPLIT MASTER BDRM W/SEP TUB&SHOWER,DBL SINKS, WALK-IN CLOSET, PROFESSIONALLY LANDSCAPED WATER FEATURES IN BACKYARD, N/S CORNER LOT, THE LIST GOES ON. COME SEE ALL THIS HOME HAS TO OFFER, FIGS & MEAS APPROX. ***SHORT SALE***

REALTOR® Remarks: ***SHORT SALE***REQUIRES LENDER APPROVAL, COMMISSION BASED ON SALES PRICE MINUS ANY BUYER CONCESSIONS***GATE CODE #2000. ALSO FOR LEASE MLS #2955539 \$2295/MO INCLUDES YARD MAINTENANCE!

Additional Showing, Contact and Compensation Information

To Show: **Buyer Broker-Use Lockbox, Lockbox-Vacant**

Owner/Occupant: **CLIENT OF REMAX / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax:

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

Variable Commission: **No**

Property Information

Subdivision: **LAGUNA COVE**

Marketing Name: **OCOTILLO**

Planned Community Name: **LAGUNA COVE**

Township - Range - Section: - -

Plat:

Block:

Builder: **TW LEWIS**

Model: **HERMOSA**

Fenced: **Yes**

Master BR: **18X16**

BR 2: **14X12**

BR 3: **14X12**

BR 4: **0**

BR5: **0**

LR: **19X18**

Din Room: **14X11**

Fam Room: **17X16**

Kitchen: **12X15**

Den/Other: **15X11**

Horses: **No**

Single Family-Detached

Disposal

Yard Watering

Corner Lot

Single Level

Microwave

System-Front

Gated Community

Fee Simple

Refrigerator

Yard Watering System-Back

Possess-By Agreement

Ranch

Pantry

3 Car Garage

HOA Incl-Common Area Maint

2751-3000 Sq Ft

Kitchen Island

Frame/Wood Construction

HOA-Pets Ok (See Remarks)

Full Bath Master BR

Washer/Dryer Hook-up Only

Painted Finish

HOA-No Visible Trucks, Trailers, RV,

Separate Shower & Tub

Inside Laundry

Stucco Finish

Boats

Double Sinks

9 Ft + Flat Ceiling(s)

All Tile Roof

HOA-Professionally Managed

Master Bedroom Split

No Interior Steps

Refrigeration

1st Loan-Treat as Free & Clear

Master BR Walk-In

Water Softener (Owned)

Gas Heat

New Fin-Cash

Closet

Drinking Water Filtering

Ceiling Fan(s)

New Fin-Conventional

No Fireplace

System

Multi-Pane Windows

Seller Disclosure Available

No Private Pool

Pre-Wire for Surround Sound

SRP

Agency Disclosure Required

Spa - None

Pre-Wire for Satellite Dish

SW Gas

Formal Dining Room

Cable TV Available

City Water

Eat-in Kitchen

High Speed Internet Available

Sewer-Public

Breakfast Room

Security System - Owned

Sewer-In and Connected

Dining in Family Room

Family Room

City Services

Range/Oven

Den/Office

Block Fencing

Dishwasher

Covered Patio(s)

Lake Subdivision

School Information

Elem School: **Basha**

Jr High School: **Santan**

High School: **Hamilton**

Elem School District: **80**

High School District: **80**

Financial Information

Equity: **\$535,500**

Taxes/Year: **\$2907 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$128 / Monthly**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number: 480-704-2900

Rec Center: //

Listing and Sales Information

Back on Mkt:

Off Mkt:

Pending Date:

[Archive History Report](#)

Prepared by: [Kyle Wyloge](#)

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

Tue, May 27, 2008 01:29 PM