



120 E RIO SALADO PKWY 102 Tempe
85281-9114

Lot #: **102**
2912811 ER Active / Residential LP: **\$1,300,000**
 Area/Grid: **503 / R37** Hun Block: **100E**
 Beds/Baths: **2 / 2.25** SF: **1,829 / Assessor**
 Lot Size: **Not Available**
 Year Built: **2006** Photos: **6 Virtual Tours: 2**
 FE: **22.25RX2G** Pool: **Yes - Community**
Re/Max Elite

Directions: MILL AVE. & RIO SALADO EAST ON RIO SALADO TO FIRST LEFT (NORTH), EDGEWATER HIGH RISE IS THE SMALLER BUILDING ON EAST SIDE OF SMITH & BARNEY.

****DO NOT PASS THIS UP**BEST VIEWS IN THE BUILDING**LAKEFRONT LOWER LEVEL UNIT WITH 1100SQFT WRAP-AROUND PATIO!!! CLOSE TO ASU, MILL AVE, 101 & 202 FREEWAYS, AND PLENTY OF SHOPPING!! WHY WAIT FOR CONSTRUCTION AT BRIDGEVIEW WHEN YOU HAVE THIS POOL SIDE, MOVE-IN READY UNIT WITH OVER \$150,000 IN UPGRADES!!! HIGHLY UPGRADED GRANITE SLAB, CARPET, 20' TRAVERTINE TILE, AND IN-WALL SONY DIGITAL COMPLETE THEATRE PACKAGE WHICH INCLUDES 2 PLASMA SCREEN TVs AND SURROUND SOUND THROUGHOUT!!! LISTING AGENTS ARE OFFERING TO PAY 1 YEAR OF HOA DUES!!! ALSO FOR LEASE MLS #2912828.**

Property Information

Subdivision: EDGEWATER	Marketing Name: EDGEWATER	Planned Community Name: HAYDEN FERRY LAKESIDE
Township - Range - Section: - -	Plat:	Block:
Builder: MCCARTHY	Model:	Fenced: No
Master BR: 14X15	BR 2: 11X14	BR 4: 0X0
BR5: 0X0	LR: 14X15	Fam Room: 0X0
Kitchen: 14X9	Den/Other: 0X0	Horses: No
	BR 3: 0X0	
	Din Room: 14X8	

Apartment Style	Disposal	Roof-Other (Remarks)	HOA Incl-Roof Replacement
Single Level	Microwave	Refrigeration	HOA Incl-Blanket Insurance Policy
Fee Simple	Refrigerator	Electric Heating	HOA Incl-Water
Contemporary	Pantry	Sunscreen(s)	HOA Incl-Sewer
High-Rise	Kitchen Island	Ceiling Fan(s)	HOA Incl-Garbage Collection
1801-2000 Sq Ft	Stacked Washer/Dryer Inc	Multi-Pane Windows	HOA Incl-Gas
Full Bath Master BR	9 Ft + Flat Ceiling(s)	APS	HOA Incl-Cable or Satellite TV
Separate Shower & Tub	Furnished (Remarks)	City Water	HOA Incl-Common Area Maint
Double Sinks	Pre-Wire for Surround	Sewer-Public	HOA-Pets Ok (See Remarks)
Master BR Walk-In	Sound	No Fencing	HOA-Clubhouse/Rec Center
Closet	Cable TV Available	Waterfront Lot	HOA-Professionally Managed
1 Fireplace	High Speed Internet	Lake Subdivision	1st Loan-Treat as Free & Clear
No Private Pool	Available	City Light View(s)	New Fin-Cash
Spa - None	Network Wiring - Multiple	Mountain View(s)	New Fin-Conventional
Community Pool	Rooms	Guarded Entry	Seller Disclosure Available
Community Pool - Heated	Security System - Owned	North/South Exposure	
Community Spa	Great Room	Possess-Close of Escrow	
Community Spa - Heated	Patio	All on One Level	
Dining in Living/Great Room	Covered Patio(s)	HOA Incl-Exterior Maint of Unit	
Range/Oven	Storage Shed(s)	HOA Incl-Roof Repair	
Dishwasher	2 Car Garage		
	Frame/Metal Construction		
	Finish-Other (Remarks)		

School Information

Elem School: Gilliland	Jr High School: Mckemy	High School: Tempe
Elem School District: 3		High School District: 213

Financial Information

Equity: \$1,300,000	Taxes/Year: \$4323 / 2007	Downpayment: 0
HomeOwnerAssociation: Yes / \$1048 / Monthly		Land Lease: \$0 /
Rec Center: //		PAD Fee: \$0 /

Prepared by: Kyle Wyloge

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

Mon, May 26, 2008 07:50 PM