



**2307 E WINCHESTER PL Chandler
85286-**

Lot #: 12
 2995156 ER **Active** / Residential LP: \$217,000
 Area/Grid: 507 / U39 Hun Block: 1100S
 Beds/Baths: 3 / 2 SF: 1,300 / Assessor
 Lot Size: 1-7,500
 Year Built: 1996 Photos: 6
 FE: 32FRDP2G Pool: **Yes - Private**
Re/Max Elite

Directions: COOPER AND PECOS EAST TO COTTONWOOD, SOUTH TO WINCHESTER, EAST TO HOME

****PRICE REDUCTION** GREAT NEIGHBORHOOD, GREAT HOME, AND NOW A GREAT PRICE!!! REALLY GREAT LUSH BACKYARD WITH FENCED PLAY POOL. VERY NEAT & CLEAN 3 BEDROOM HOME IN AN INTERIOR, NORTH/SOUTH CUL-DE-SAC LOT. BACKYARD PARADISE W/ LARGE COVERED PATIO, MATURE TREES, LOTS OF GREEN GRASS, AND FENCED PLAY POOL. UPGRADED BEIGE CARPET AND NEW PAINT IN 2007. THIS BACKYARD IS A MUST SEE; VERY LUSH, VERY GOOD CONDITION, AND PRICED VERY WELL. NOT A SHORT SALE, NOT A FORECLOSURE, JUST A MOTIVATED SELLER!!!**

Property Information

Subdivision: PECOS ALDEA		Marketing Name:	Planned Community Name:
Township - Range - Section: - -		Plat:	Block:
Builder: UNK		Model:	Fenced: Yes
Master BR: 0x0	BR 2: 0x0	BR 3: 0x0	BR 4: 0x0
BR5: 0x0	LR: 0x0	Din Room: 0x0	Fam Room: 0x0
Kitchen: 0x0	Den/Other: 0x0		Horses: No
Single Family-Detached	Dishwasher	Electric Door Opener(s)	North/South Exposure
Single Level	Disposal	Frame/Wood Construction	Possess-By Agreement
Fee Simple	Microwave	Painted Finish	Possess-Close of Escrow
Ranch	Pantry	Stucco Finish	HOA Incl-Common Area Maint
1201-1400 Sq Ft	Washer/Dryer Hook-up Only	All Tile Roof	HOA-Professionally Managed
Full Bath Master BR	Inside Laundry	Refrigeration	1st Loan-Treat as Free & Clear
Separate BR Exit	Vaulted Ceiling(s)	Gas Heat	New Fin-Cash
No Fireplace	Cable TV Available	Ceiling Fan(s)	New Fin-VA
Private Pool	High Speed Internet Available	SRP	New Fin-FHA
Fenced Pool	Family Room	SW Gas	New Fin-Conventional
Play Pool	Great Room	City Water	Seller Disclosure Available
Spa - None	Covered Patio(s)	Sewer-Public	
Formal Dining Room	Yard Watering System-Front	City Services	
Eat-in Kitchen	Yard Watering System-Back	Block Fencing	
Range/Oven	2 Car Garage	Cul-De-Sac Lot	

School Information

Elem School: Bologna, Rudy	Jr High School: San Tan Ranch	High School: Basha
Elem School District: 80		High School District: 80

Financial Information

Equity: \$217,000	Taxes/Year: \$1219 / 2006	Downpayment: 0
HomeOwnerAssociation: Yes / \$39 / Monthly		Land Lease: \$0 /
PECOS ALDEA HOA		PAD Fee: \$0 /
Rec Center: //		

Prepared by: Kyle Wyloge

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

Mon, May 26, 2008 07:49 PM