

Phoenix **U**rban Home Tour

<http://PhoenixUrbanHomeTour.wordpress.com>

A Showcase of Unique Urban Homes for Sale

When : Saturday January 24th

Where : Central & Downtown Phoenix

Time: 2pm to 4pm

Beginning at 7007 N Wilder Rd

at 2:00pm

(North side of Glendale Rd, just East of 7th Ave)

Holly Ladd

480.250.1535

holly.ladd@azmoves.com

Chris Baker

480.381.3299

chrisbaker333@gmail.com



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A Showcase of Unique Urban Homes for Sale

Why you want to join us on our Phoenix Urban Home Tour:

1. It is a great way to preview several interesting properties in one afternoon without any pressure or hassle.
2. You are interested in living in the urban core of Phoenix, but don't really know what your options are.
3. You want to explore the real estate landscape of urban Phoenix.
4. You are interested in investing in property in central Phoenix.

How this works:

Our tours run every other month and are about 2-3 hours in duration. We will break up tours by property type, or area so you can decide if you are interested in the tour or not. We will focus on new developments, contemporary infill projects, hi-rise options, historic districts and architecturally interesting/significant homes. The best thing about them is that you have a guided tour with professionals that can pass on information to you without any pressure to buy.

Our well-organized and efficient tours are the best way to explore all the different living options in the urban corridor of Phoenix. Each property is available to preview for 10 minutes, then we are on to the next one. Feel free to join us for the entire tour, or you can meet up with us at different properties along the tour at their scheduled time.

We look forward to showing you how wonderful living in central Phoenix can be. At the end of each tour we will meet up at a local café to talk more about why you might want to live in Central Phoenix.

Thank you for joining us.



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Phoenix Urban Home Tour

Scheduled Showing Times:

Property #1: 7007 N Wilder Rd.:	2:00-2:10
Property #2: 17 W. Vernon Ave. <i>Tapestry on Central</i>	2:25-2:35
Property #3: 35 Lynwood St. <i>Isabell Court</i>	2:40-2:50
Property #4: 212 W. Portland St. <i>Portland Place</i>	2:55-3:05
Property #5: 620 N. 4 th Ave. <i>Metro 4 Twelve</i>	3:10-3:20
Property #6: 525 E. Willetta St. <i>Evergreen 9</i>	3:30-3:40
Property #7: 2229 Mitchell St. <i>Coronado Historic</i>	3:45-3:55
Property #8: 1145 Whitton Ave. <i>Mezzo</i>	4:00-4:10

Phoenix **U**rban Home Tour

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A Showcase of Unique Urban Homes for Sale



7007 N Wilder Rd

This unique Urban Dwelling was completed 35 years ago by renown Architect Logan Van Sittert.

Thoughtful in every detail Logan built this home for he and his family. You'll love the unique details and the relaxing atmosphere. As you step onto the property you'll forget you're in the heart of Phoenix.

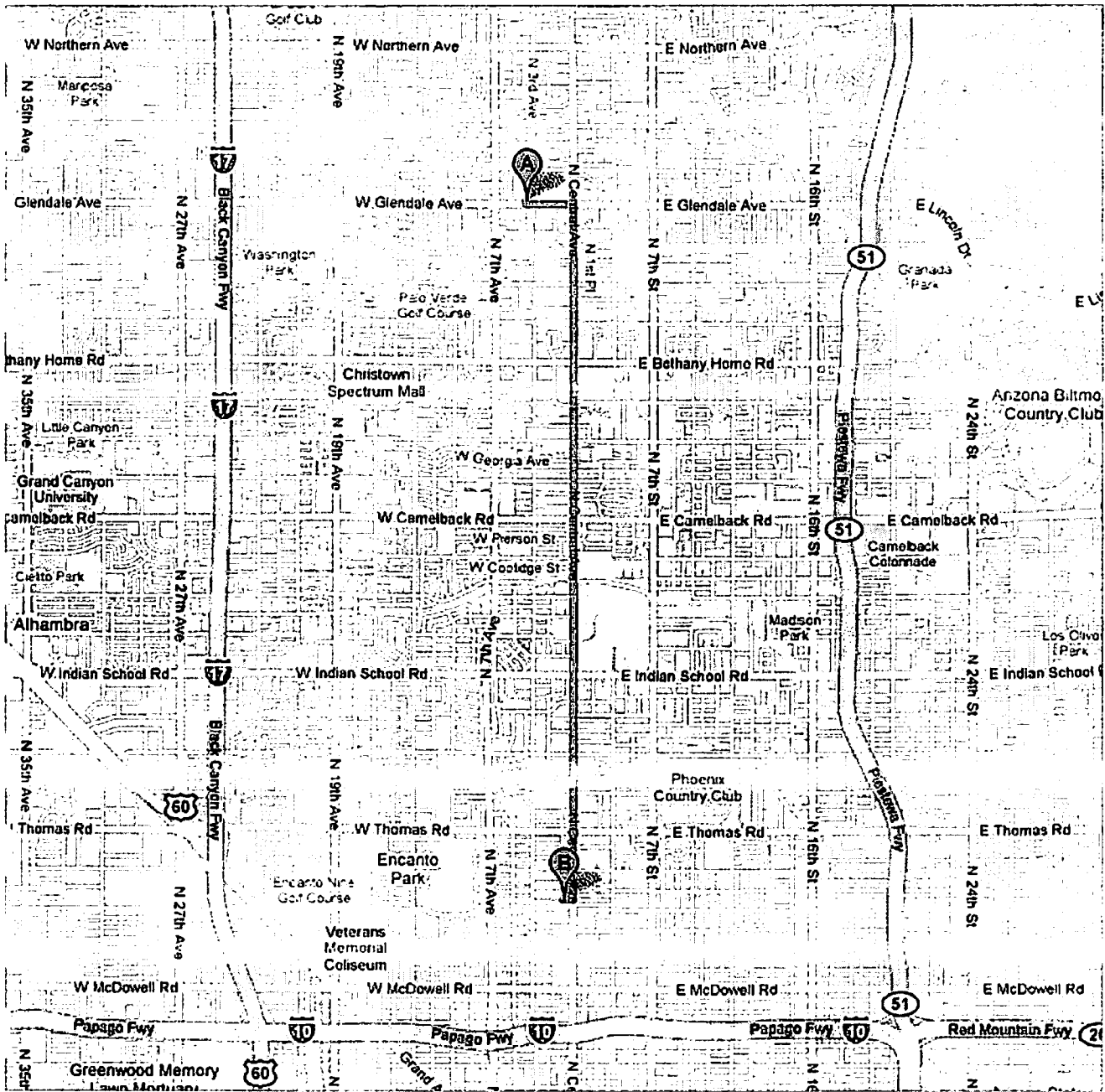
Will you be the next to call this prestigious Central Phoenix address your own?

Holly Ladd
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Chris Baker
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chrisbaker333@gmail.com



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7007 N Wilder Rd, Phoenix, AZ 85021

1. Head **south** on **N Wilder Rd** toward **W Glendale Ave**

go 131 ft
total 131 ft



2. Turn **left** at **W Glendale Ave**
About 1 min

go 0.3 mi
total 0.3 mi



3. Turn **right** at **N Central Ave**
About 11 mins

go 4.4 mi
total 4.8 mi



4. Turn **right** at **W Vernon Ave**
Destination will be on the left


go 348 ft
total 4.8 mi



17 W Vernon Ave, Phoenix, AZ 85003

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2009 , Tele Atlas

	4102687 Residential Apartment Style/Flat Active
	Beds/Baths: 2 / 2 SF: 1,646 / Year Built: 2005 Pool - Private: No Pool Spa: None EF: 22RDXO2G Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Apartment Style/Flat
	Subdivision: WILLOWWALK BUILDING A CONDOMINIUM MCR 551-15 301 Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: TAPESTRY ON CENTRAL Model: Builder Name: STARPOINTE Hun Block: 100 W Map Code/Grid: P34, Bldg Number: A
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Kenilworth Jr. High School: Phoenix Prep Academy	High School Dist #: 210 - Phoenix Union District High School: Central

Cross Streets: CENTRAL AND THOMAS **Directions:** FROM THOMAS SOUTH ON CENTRAL TO VERNON WEST TO PROPERTY

Remarks: An extraordinary example of cutting edge design at the Tapestry on Central. This one of a kind property features solid wood Asian doors, custom glass frosted sinks, steel sliding doors, cold rolled steel pedestal sinks and floor to ceiling rolled steel paneled fireplace facade with cut glass bead fire bed. Wood and tile floors throughout that create a feeling of warmth and comfort. Upgrades include Minka ceiling fans, stainless steel kitchen with Kitchen-aid dishwasher and refrigerator, Hans Grohe faucets with stainless steel back-splash, and custom designed lighting throughout, Fisher-Paykel washing machine and GE gas dryer. Included a 350 sq. ft. balcony. Steps from light rail. Complex complete with heated pool and spa, fitness facility & surround sound cinema.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,601 - 1,800 Parking: 2 Car Garage Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Gated Community; North/South Exposure Exterior Features: Patio; Balcony/Deck(s) Features: 9+ Flat Ceilings; Fire Sprinklers; Elevator; No Interior Steps; Water Softener Owned Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Spa; Near Bus Stop; Near Light Rail Stop; Transportation Svcs Flooring: Stone; Tile; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Split Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Formal Other Rooms: Den/Office	Architecture: Contemporary Building Style: High Rise Unit Style: All on One Level; Courtyard Facing Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Metal; Brick Roofing: Metal; Other (See Remarks) Fencing: None Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: WILLOWWALK BUILDING AN: 118-48-171 Lot Number: 301 Town-Range-Section: 2N-3E-32 Cty Bk&Pg: Plat: Taxes/Yr: \$ 3,600/2009 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmnts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

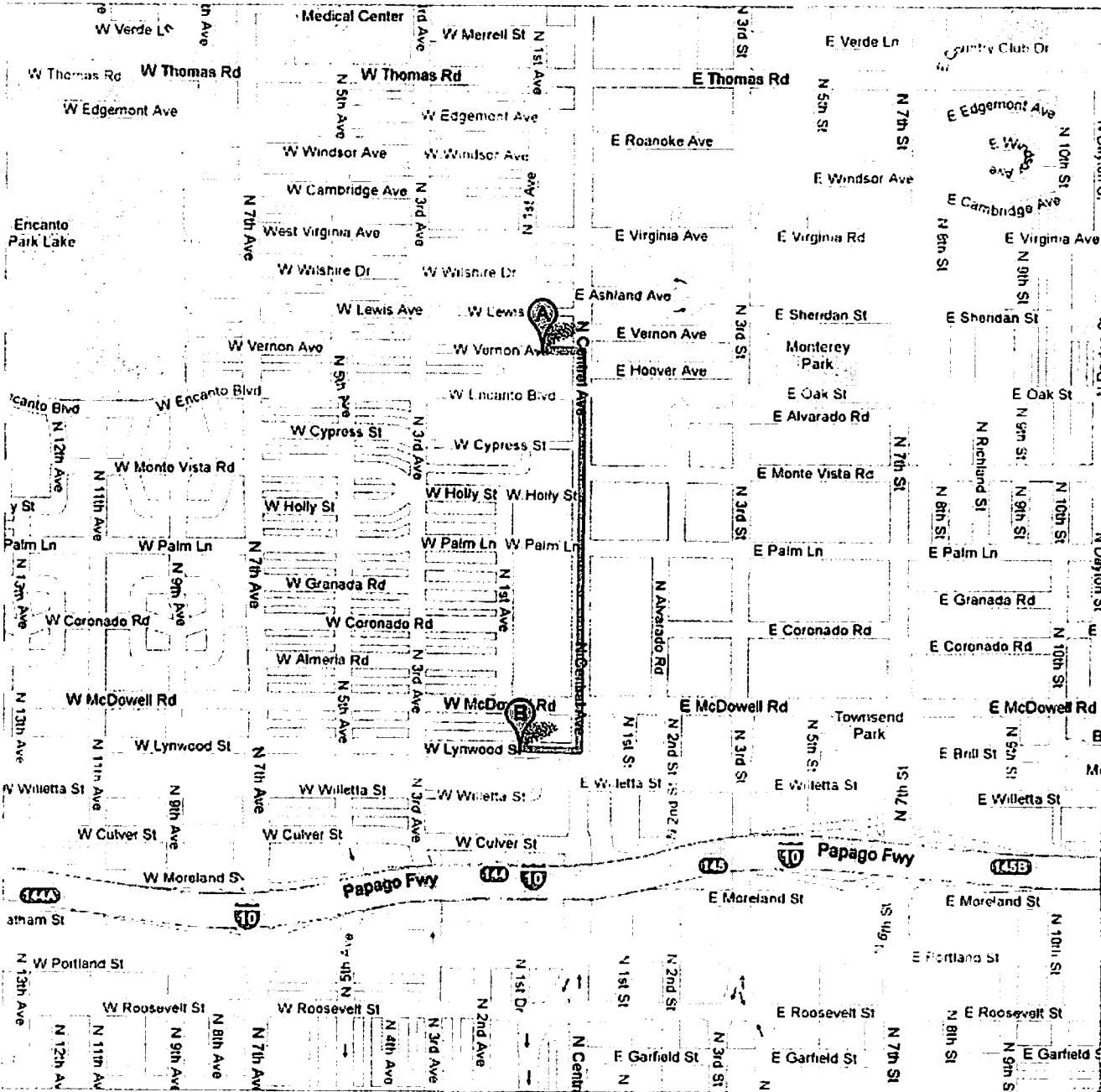
Homeowner Association Information


Homeowners Assoc: Y HOA Name: CITY PROPERTY MGT HOA Telephone: 602-437-4777	HOA Fee/Paid: \$ 333/Monthly Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Cable or Satellite; Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 9 / 11	List Price: \$ 459,900	Special Listing Cond: N/A

Listed by: Jarson & Jarson (jarj01)

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 17 W Vernon Ave, Phoenix, AZ 85003

1. Head east on **W Vernon Ave** toward **N Central Ave**


go 348 ft
total 348 ft

 2. Turn right at **N Central Ave**
About 2 mins

go 0.6 mi
total 0.7 mi

 3. Turn right at **W Lynwood St**
Destination will be on the left

go 0.1 mi
total 0.8 mi

 35 W Lynwood St, Phoenix, AZ 85003

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2009 , Sanborn, Tele Atlas



4062701	Residential	Single Family - Detached	Active
Beds/Baths: 2 / 2.5 SF: 2,316 / Year Built: 2004 Pool - Private: No Pool Spa: Spa - Heated EF: 22.5RXSL2G Lot Size: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached		Subdivision: Loft Homes at Isabell Court Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Rousseau Designs Hun Block: 1600 N Map Code/Grid: P34	
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Kenilworth Jr. High School: Phoenix Prep Academy		High School Dist #: 210 - Phoenix Union District High School: Central	

Cross Streets: Central & McDowell **Directions:** Central South of McDowell to Lynwood, west to property. Light rail at end of street. If coming from the south, go north on 3rd Ave to Lynwood, east to property.

Remarks: This detached home couples the romance of 1920's California Courtyard homes w/ sophisticated design, superb construction & luxury apts. Oak plank flrs, stainless pro kit w/ Viking range & Bosch DW, lg closets, lux baths, private patio w/ BBQ, & 2 car Gar. Perfect for your urban buyers who want a loft type home, but in a neighborhood atmosphere. Light rail stop at end of block. Close to Phx. Art Museum, Burton Barr Library, lots of restaurants & First Friday s art tour. You won't find another home comparable to this.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2 Car Garage; Side Vehicle Entry; Rear Vehicle Entry; Electric Door Opener; Atch'd Gar Cabinets Horses: N Fireplace: 2 Fireplace; Fireplace Living Rm; Fireplace Master Bdr; Gas Fireplace Property Description: North/South Exposure; Alley, Borders Common Area Exterior Features: Patio; Pvt Yrd(s)/Ctryrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Built-in BBQ Features: 9+ Flat Ceilings; Drink Wtr Filter Sys Complex Feature: Near Light Rail Stop Flooring: Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Great Room	Architecture: Contemporary; Other (See Remarks) Const - Finish: Painted Construction: Block Roofing: Metal; Other (See Remarks) Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer in & Cncd Technology: Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: LOFT HOMES AT ISABELL COURT CONDOMINIUM AN: 111-33-200 Lot Number: 35 Town-Range-Section: 01N-03E-05 Cty Bk&Pg: Plat: Taxes/Yr: \$ 5,536/2008 Ownership: Condominium New Financing: Conventional; Seller May Carry; Lease Purchase; Also for Rent Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 300/Monthly Association Fee Incl: Exterior Mnt of Unit; Front Yard Maint; Common Area Maint	Assoc Rules/Info: Pets OK (See Rmks); Rental OK (See Rmks); Self Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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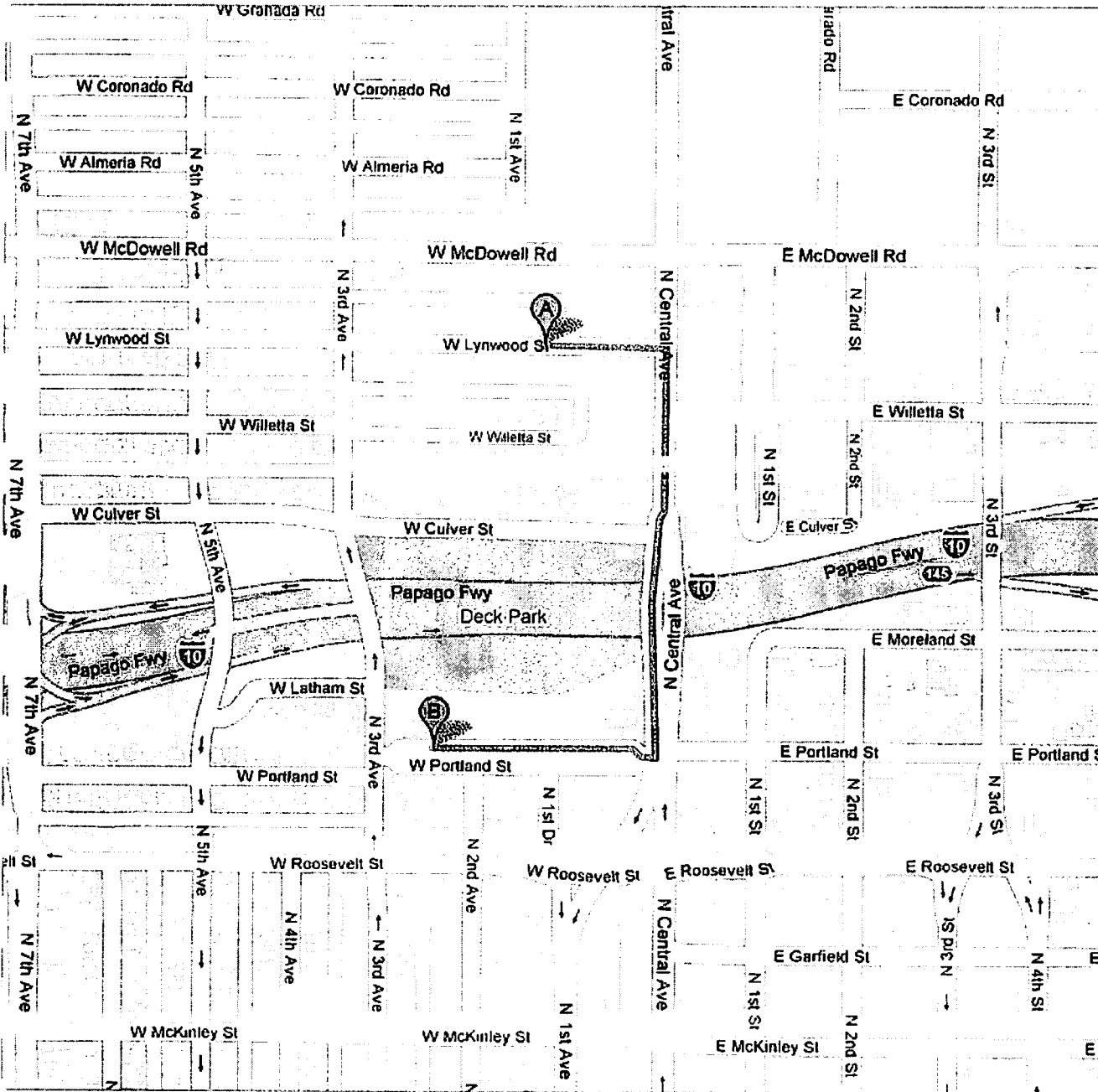
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 81 / 81	List Price: \$ 648,000	
		Special Listing Cond:

Listed by: Jarson & Jarson (jarj01)

Directions to 212 W Portland St,
Phoenix, AZ 85003

0.6 mi – about 2 mins

Parking may be tight, so park wherever you can and meet up in front of 212 W. Portland.




 35 W Lynwood St, Phoenix, AZ 85003

1. Head east on **W Lynwood St** toward **N Central Ave**


go 0.1 mi
total 0.1 mi

 2. Turn right at **N Central Ave**
About 1 min

go 0.3 mi
total 0.4 mi

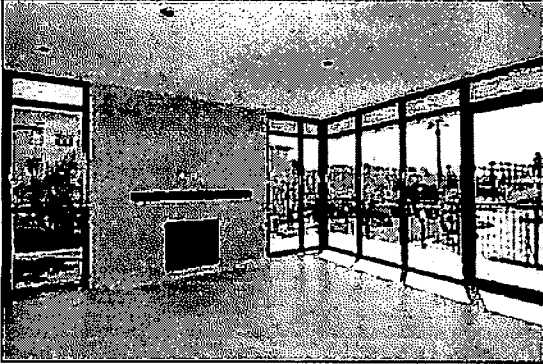
 3. Turn right at **W Portland St**
Destination will be on the right

go 0.2 mi
total 0.6 mi

 212 W Portland St, Phoenix, AZ 85003

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2009 , Sanborn, Tele Atlas

	2936665 Residential Townhouse Active
	Beds/Baths: 2 / 2.5 SF: 1,563 / Year Built: 2007 Pool - Private: No Pool Spa: None EF: 22.5RX2G Lot Size: Not Available Level: Two Levels Dwelling Type: Townhouse Ele Sch Dist: 210 - Phoenix Union District Elementary School: Kenilworth Jr. High School: Palo Verde
	Subdivision: Portland Place Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: Weitz Hun Block: 1100 N Map Code/Grid: Q34 High School Dist #: 210 - Phoenix Union District High School: Central

Cross Streets: 3rd Ave & Portland Directions: Central & Portland Ave - West on Portland to property. Sales center located at 212 W. Portland #170.

Remarks: Backing up to the peaceful Japanese Gardens and the Margaret Hance Park, this charming Brownstone model also provides easy access to Portland Park! All of the amenities you would expect in this new brick, travertine and granite designed floorplan with stain grade trim package. This upper unit provides expansive views of Downtown and surrounding Roosevelt Historic neighborhood. Walk to your favorite restaurants, coffee shops, and galleries, and soon to the new Light Rail stop! To relax, go to the Rooftop Pool and enjoy 360 degree views of the sunrise or sunset and City Lights. What could be better? Welcome Home!!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Garage Horses: N Fireplace: 1 Fireplace Property Description: Historic District Features:	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshtr/Dry HookUp Only; Inside Laundry Dining Area: Dining in LR/GR	Architecture: Contemporary Const - Finish: Other (See Remarks) Construction: Block Roofing: Built-Up Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: 3+ Exist Tele Lines; Cable TV Avail; HighSpd Intrnt Aval; Ntwrk Wrng Multi Rms Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 111-34-129 Lot Number: 271 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 450/2008 Ownership: Condominium New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: By Agreement; Close of Escrow

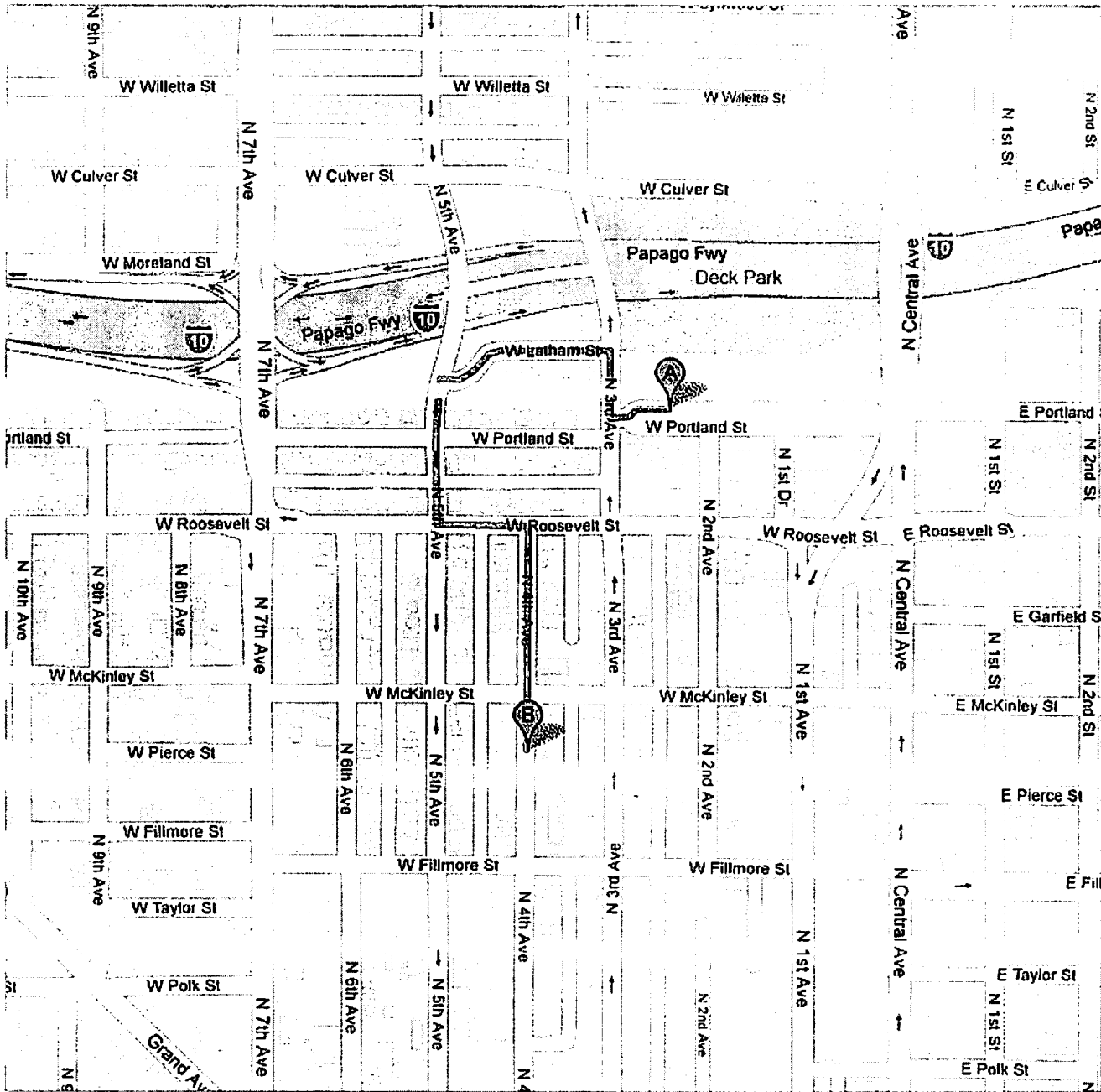

Homeowner Association Information


Homeowners Assoc: Y HOA Name: Assoc Asset Mngmnt HOA Telephone:	\$ 657/ Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Garbage Collection; Pest Control; Gas; Cable or Satellite; Common Area Maint	Assoc Rules/Info: Pets OK (See Rmks); Rental OK (See Rmks)	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOMADOM: 342 / 343	List Price: \$ 525,000	Special Listing Cond:

Listed by: Russ Lyon Sotheby's International Realty (lyon19)

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 212 W Portland St, Phoenix, AZ 85003

1. Head west on W Portland St toward N 3rd Ave

go 262 ft
total 262 ft

 2. Turn right at N 3rd Ave


go 285 ft
total 0.1 mi

 3. Turn left at W Latham St


go 0.1 mi
total 0.2 mi

 4. Turn left at N 5th Ave


go 0.1 mi
total 0.4 mi

 5. Turn left at W Roosevelt St

go 377 ft
total 0.4 mi

 6. Turn right at N 4th Ave
Destination will be on the right

go 0.2 mi
total 0.6 mi

 640 N 4th Ave, Phoenix, AZ 85003

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metro 4 twelve



Project Description

Metro 4 Twelve is located in the historic Roosevelt District on 4th Avenue between Fillmore and McKinley Streets. With an architectural style from the early 1900's, Metro 4 Twelve has been specifically designed for the neighborhood. However, these 12 townhomes have been given a modern flair with exposed masonry walls, and large windows for spectacular views of both downtown Phoenix and the community courtyard. All residences come standard with stainless kitchen appliances, granite countertops, washers & dryers, upgraded flooring and window coverings. Each home's entryway has a uniquely arched window door and many units have balconies overlooking a private yard. These 12 townhome style units range from 1,310 to 1,792 square feet with six different floor plans in both two and three story plans.

Standard features

- Masonry construction
- Oversized windows offering amazing City views
- Stainless Kitchenaid appliances
- LG Full size front load washers & dryers
- Granite countertops
- Commercial grade window coverings
- Two tandem parking spots per residence

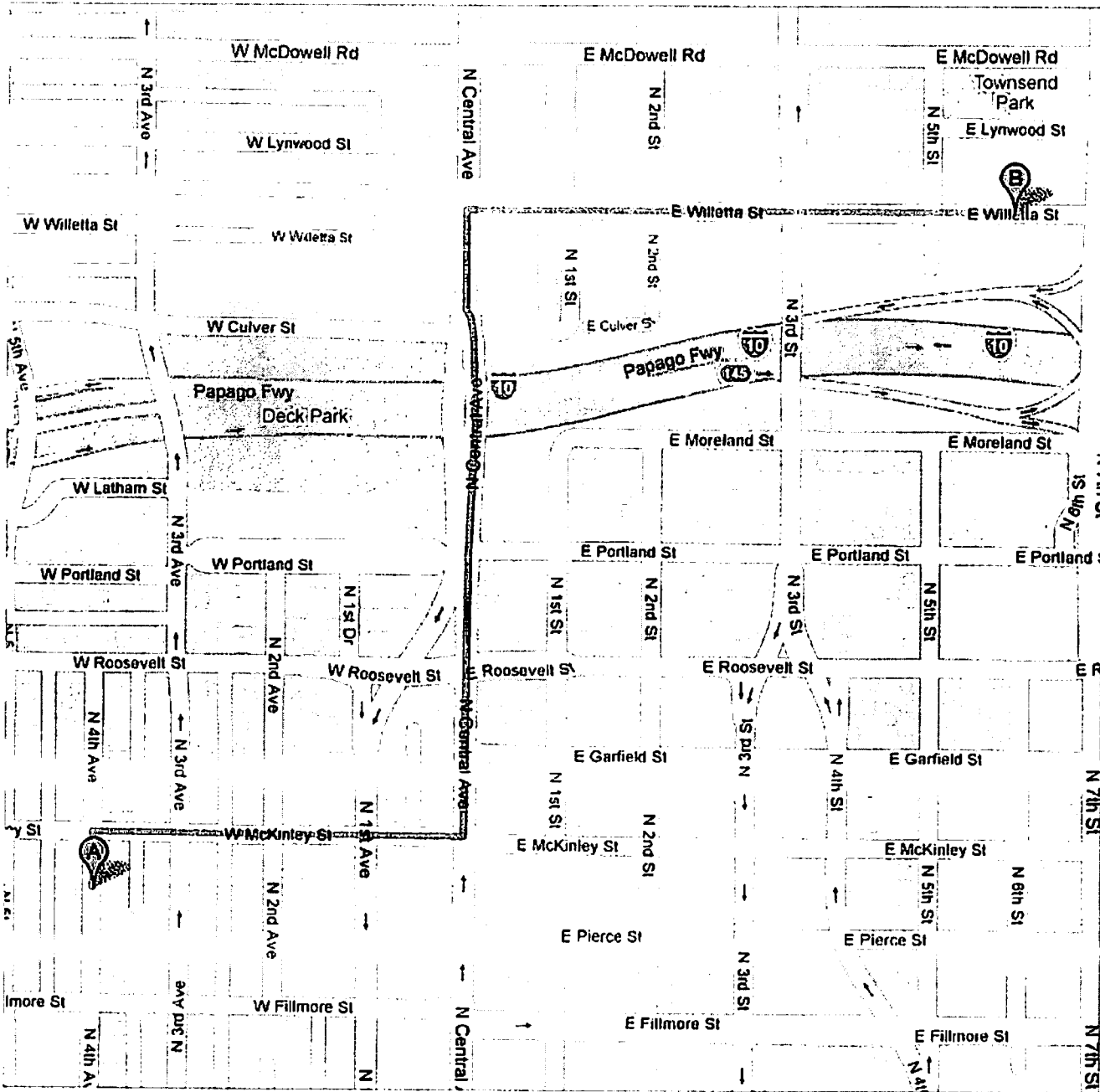

Floorplan specific features


- Private backyards
- Terraces
- Third Bedroom option
- Flooring combination of stained concrete, carpet and/or wood flooring

Location

- Neighbors to Cibo Urban Pizzeria and Palette - two amazing restaurants just steps away from your new front door. Breakfast, Lunch and Dinner plus live music, wine and friendly charming service
- Blocks from two Light Rail Stations, ASU's Downtown Campus, Arizona Center including an AMC Theatre and the new Downtown Civic Space Park opening in 2009
- Walking distance from Roosevelt Row's shops, galleries and restaurants including Made, Bunky, Tammie Coe/MJ Bread, Spoken, Eye Lounge, MonOrchid, Conspire, the Lost Leaf and more
- Short walk to Portland's, Fate, Athenian Express, Matt's Big Breakfast, Carly's, BreadFruit, Sens, Amsterdam, and the Roosevelt Tavern
- Quick Light Rail Ride to Downtown hot spots including Bar Smith, Hanny's, San Carlos Hotel, the District, Pizzeria Bianco, the Rose & Crown Pub, Chase Field and US Airways Arena
- Or Light Rail northbound on Central to the Phoenix Art Museum, Chevront's, the Heard Museum, Durant's, Maizie's CafŽ, Pane Bianco or AJ's Fine Foods on Camelback & Central
- Don't forget to try Hob Nobs CafŽ (a new Roosevelt neighborhood favorite), My Florist CafŽ, and the new Sidebar lounge located at 7th Avenue and McDowell, all within walking or biking distance
- Head a little northwest to Corondo CafŽ, Lisa G's, Drip, America's Tacos, Fez, Switch and many more
- For big box shopping, including a SuperTarget and Costco, the Spectrum Mall located at 19th Avenue & Montebello is conveniently located on the Light Rail line

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phone at google.com/gmm



 640 N 4th Ave, Phoenix, AZ 85003

1. Head **north** on **N 4th Ave** toward **W McKinley St**


go 243 ft
total 243 ft

 2. Turn **right** at **W McKinley St**
About 2 mins


go 0.3 mi
total 0.3 mi

 3. Turn **left** at **N Central Ave**
About 2 mins

go 0.5 mi
total 0.8 mi

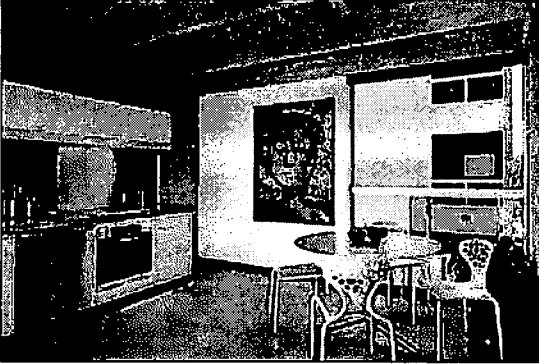
 4. Turn **right** at **E Willetta St**
Destination will be on the right
About 2 mins

go 0.4 mi
total 1.3 mi

 525 E Willetta St, Phoenix, AZ 85004

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	2996176	Residential	Townhouse	Active
	Beds/Baths: 2 / 2 SF: 1,425 / Year Built: 2007 Pool - Private: No Pool Spa: None EF: 22RN1G Lot Size: 1 - 7,500 Level: 3 or More Levels Dwelling Type: Townhouse		Subdivision: Evergreen 9 Tax Municipality: Phoenix Marketing Name: Evergreen 9 Planned Cmty Name: Evergreen 9 Model: Floorplan C Builder Name: JAG Development Hun Block: 500 E Map Code/Grid: P34	
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Jr. High School: Phoenix Prep		High School Dist #: 210 - Phoenix Union District High School: Central	

Cross Streets: 3rd Street & Willetta Directions: 3rd St, 2Blks South of McDowell just North of I-10, East on Willetta to property-new construction on South side of street

Remarks: Simply the best new construction value Downtown. Sleek urban living with cutting edge design at extremely affordable prices. World class finishes include sandblasted block walls, polished concrete floors, Miele stainless steel ovens, cooktops and dishwashers, CeasarStone countertops, 2' tile baths, designer lighting, Kohler 'Stillness' fixtures, and Western commercial Low E insulated windows. Come join the Downtown revitalization and live the urban life in a home with architectural integrity and modern luxury before it's too late! Listed square footage is gross measurements provided by builder.

Kitchen	14	13	Living Room	14	11	Den/Other Room	14	11
			Master Bedroom	14	13			
			Bedroom 2	14	12			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 1 Car Garage Horses: N Fireplace: No Fireplace Features: Vaulted Ceiling(s); 9+ Flat Ceilings	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Master Bdrm Upstairs Laundry: Inside Laundry Dining Area: Eat-in Kitchen	Architecture: Contemporary Unit Style: Three or More Levels; One Common Wall; End Unit; Courtyard Facing; Street Facing Const - Finish: Other (See Remarks) Construction: Block Construction Status: Under Construction Roofing: Foam Fencing: Other (See Remarks) Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; Ntwrk Wrng Multi Rms Energy Features: Multi-Pane Wndws	County Code: Maricopa Legal Subdivision: AN: 111-37-128 Lot Number: B3 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 0/2006 Ownership: Condominium New Financing: Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Agency Discl Req Possession: Close of Escrow

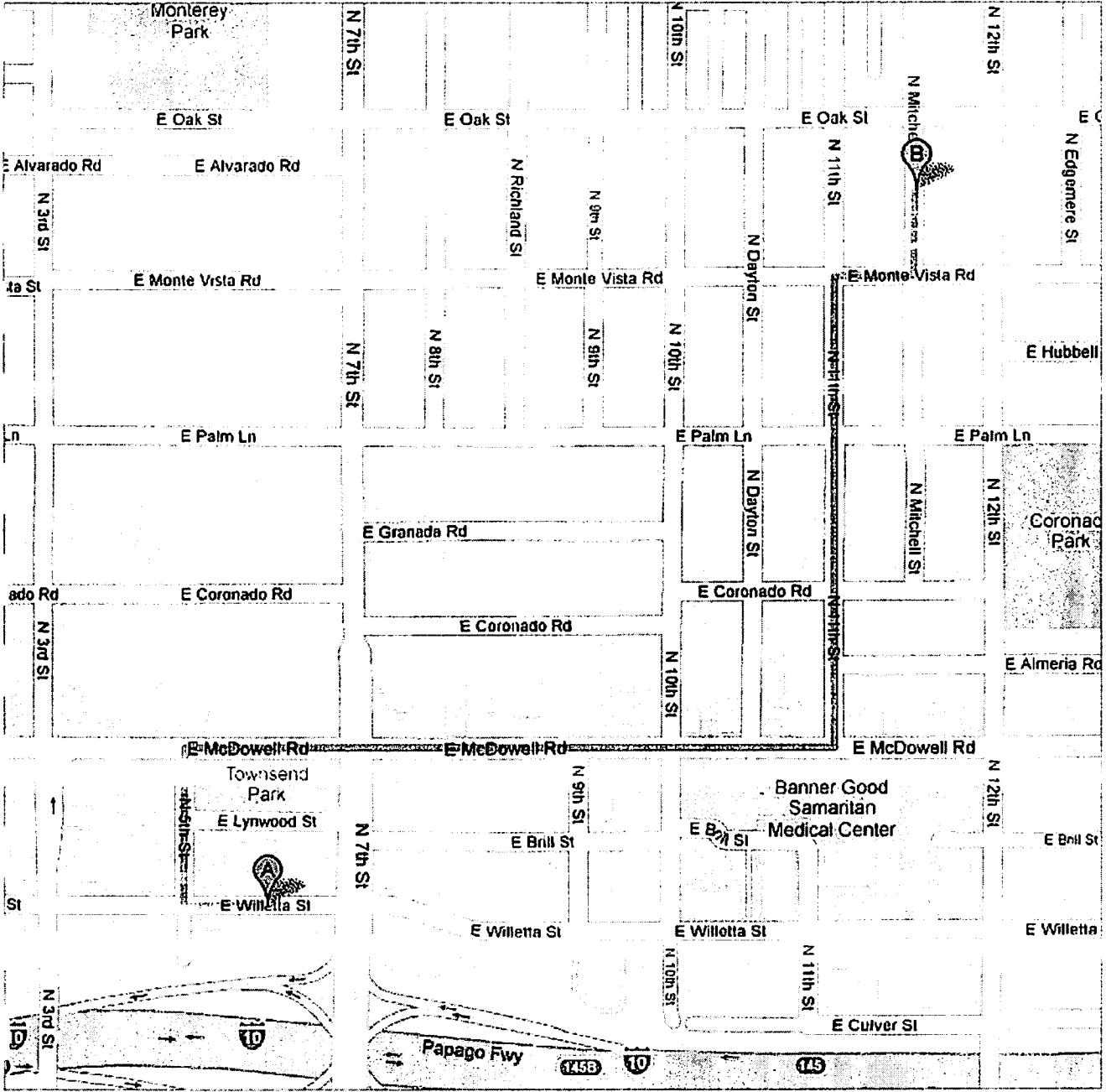

Homeowner Association Information


Homeowners Assoc: Y	/	Assoc Rules/Info: Pets OK (See Rmrks); Prof Managed	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
HOA Name:	Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Blanket Ins Policy; Common Area Maint		
HOA Telephone:			






Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 246 / 246	List Price: \$ 289,000	Special Listing Cond: Owner/Agent

Listed by: Center City Realty (jaga01)

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phone at google.com/gmm




 525 E Willetta St, Phoenix, AZ 85004

- | | |
|--|---------------------------|
| 1. Head west on E Willetta St toward N 5th St | go 344 ft
total 344 ft |
|  2. Turn right at N 5th St | go 0.1 mi
total 0.2 mi |
|  3. Turn right at E McDowell Rd
About 2 mins | go 0.5 mi
total 0.7 mi |
|  4. Turn left at N 11th St
About 2 mins | go 0.4 mi
total 1.1 mi |
|  5. Turn right at E Monte Vista Rd | go 328 ft
total 1.1 mi |
|  6. Turn left at N Mitchell St
Destination will be on the right | go 358 ft
total 1.2 mi |

 2229 N Mitchell St, Phoenix, AZ 85006

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2009 , Sanborn, Tele Atlas

	4085915 Residential Single Family - Detached Active	
	Beds/Baths: 2 / 1 SF: 1,056 / Year Built: 1920 Pool - Private: No Pool Spa: None EF: 21RDX1C Lot Size: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: PALM GARDENS Tax Municipality: Phoenix Marketing Name: Historic District Planned Cmty Name: Coronado Historic District Model: Builder Name: unknown Hun Block: 1200 E Map Code/Grid: P34
	Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Emerson Jr. High School: Phoenix Prep	High School Dist #: 210 - Phoenix Union District High School: North

Cross Streets: 12TH ST/THOMAS. S 2 OAK, W2 MITCHELL **Directions:** Mitchell is a north/south street between 12th st and 11th st

Remarks: This is truly a spectacular property! Seller has made an infinite number of improvements to the home and every square inch shows the love... You've just got to take a look!

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,000 - 1,200 Parking: 1 Car Carport Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm Property Description: Historic District; Alley Exterior Features: Yrd Wtring Sys Front; Yrd Wtring Sys Back Features: Flooring: Wood	Kitchen Features: Range/Oven; Dishwasher; Disposat; Microwave; Refrigerator Master Bathroom: None Laundry: Other (See Remarks) Dining Area: Formal; Eat-in Kitchen	Unit Style: All on One Level Const - Finish: Other (See Remarks) Construction: Brick Roofing: Comp Shingle Fencing: Block; Wood Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Energy Features: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: AN: 117-26-034 Lot Number: 16 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 1,023/2008 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmnts: \$ 0 Total Encumbrance: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: N HOA Name: HOA Telephone:	\$ 0/ Association Fee Incl: No Fees	Assoc Rules/Info: None	Cap Imprv/Impact Fee: 0Land Lease Fee: 0 PAD Fee: \$ 0
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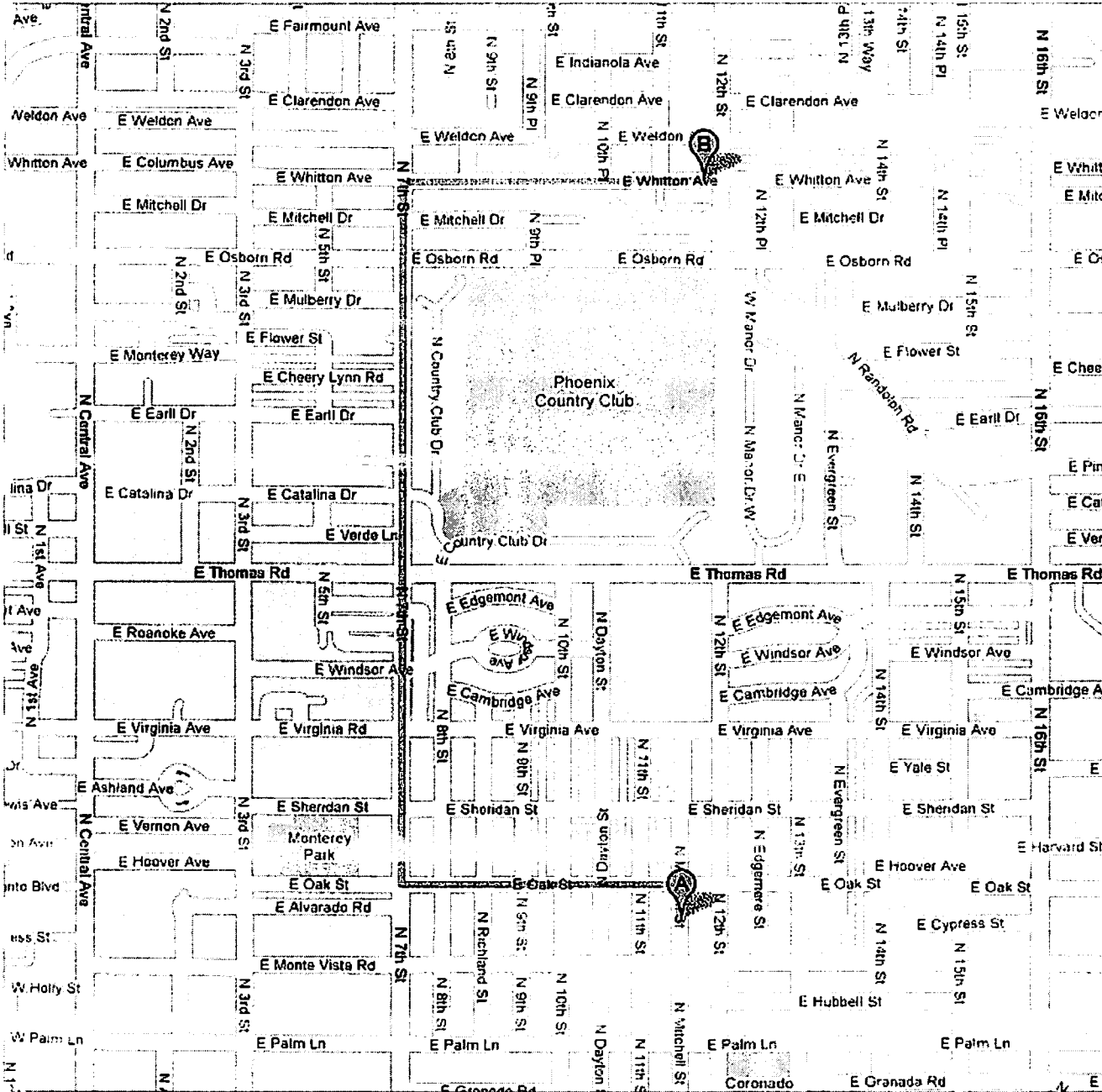
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 43 / 43	List Price: \$ 230,000	Special Listing Cond: N/A


Listed by: Realty Executives (reax16)

Directions to 1145 E Whitton Ave,
Phoenix, AZ 85014

2.1 mi – about 6 mins

And this concludes our tour. Thank you for joining us.



 2229 N Mitchell St, Phoenix, AZ 85006

1. Head north on N Mitchell St toward E Oak St

go 305 ft
total 305 ft

 2. Turn left at E Oak St
About 2 mins

go 0.4 mi
total 0.5 mi

 3. Turn right at N 7th St
About 3 mins

go 1.1 mi
total 1.6 mi

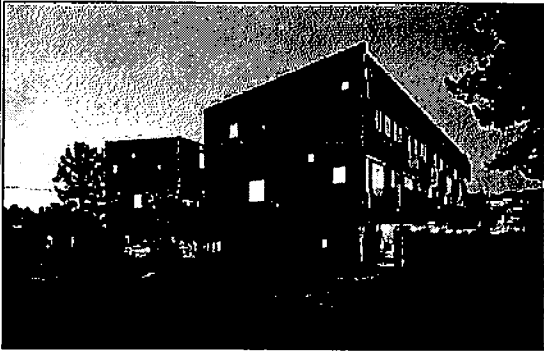
 4. Turn right at E Whitton Ave
Destination will be on the right
About 2 mins

go 0.5 mi
total 2.1 mi

 1145 E Whitton Ave, Phoenix, AZ 85014

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Map data ©2009 , Tele Atlas

	4055330 Residential Loft Style Active
	Beds/Baths: 2 / 2.5 SF: 1,525 / Year Built: 2008 Pool - Private: No Pool Spa: None EF: 22.5RNO2C Lot Size: Not Available Level: 3 or More Levels Dwelling Type: Loft Style
	Ele Sch Dist: 008 - Osborn Elementary District Elementary School: Osborn Jr. High School: Union

Cross Streets: 7th St and Thomas **Directions:** North to Osborn, Right (east) to 12th St, Left (north) to Whitton, SW corner of 12th St & Whitton

Remarks: Internationally renowned architect Will Bruder has created life and art at Mezzo. A place to take in the sunset from your private terrace. It's a place to pick fresh organic herbs and vegetables from the community garden for tonight's dinner party. It's a place close enough to your office, the market, museum, and favorite hot spots - that makes driving optional. Wall-to-wall windows, exposed masonry, natural wood or stone flooring, a modern kitchen with high-end stainless appliances, cherry cabinetry, and a dining and living area that extends to your private terrace. Financing available up to 97%, with developer paid closing costs, and 1yr. paid HOA dues!

Kitchen	12	8	Living Room	16	15	Den/Other Room	12	8
Dining Room	13	9	Master Bedroom	13	12			
			Bedroom 2	12	10			

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 1,401 - 1,600 Parking: 2 Car Carport Horses: N Fireplace: No Fireplace Property Description: City Light View(s); Mountain View(s); Gated Community Exterior Features: Balcony/Deck(s); Yrd Wtring Sys Front Features: Skylight(s); 9+ Flat Ceilings; Fire Sprinklers Complex Feature: Gated Community	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator Master Bathroom: Double Sinks Additional Bedroom: Master Bdrm Upstairs Laundry: Stacked Washer/Dryer Dining Area: Dining in LR/GR Other Rooms: Den/Office	Architecture: Contemporary Building Style: String Unit Style: Three or More Levels; Two Common Walls Const - Finish: Stucco; Other (See Remarks) Construction: Block; Frame - Wood Construction Status: Complete Spec Home Roofing: Foam Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail Energy Features: Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: AN: 118-17-420 Lot Number: 1002 Town-Range-Section: - Cty Bk&Pg: Plat: Taxes/Yr: \$ 4,874/2006 Ownership: Condominium New Financing: Cash; Conventional; Buy Down Subsidy Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Other (See Remarks) Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Mezzo Condominiums HOA Telephone: 490-212-7603	HOA Fee/Paid: \$ 140/Monthly Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Sewer; Front Yard Maint; Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrRvBt; Prof Managed	Rec Center: N Cap Imprv/Impact Fee: 0.00Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 93 / 95	List Price: \$ 325,000	Special Listing Cond: N/A

Listed by: Keller Williams Arizona Realty (kwaz10)