

2459464 ER Active / Residential LP: \$675,000 Photos: 5

305 W Lynwood ST Phoenix 85003-1284

Area/Grid: **206 / P34**

Hun Block: **1400N**

Year Built: **1940**

Beds/Baths: **3 / 1.75**

Pool: **No**

SF: **1,519 / Assessor**

AN: **111-31-081-**

Listed by: **Enrique P Fernandez (EF036)**

FE: **32RDX2G-Detached**

Office: **602-995-7400** Home: **602-418-5829**

Mobile: **602-418-5829**

Email: **enriquefernandez@mac.com**

John Hall & Associates (HALJ06)

Pager:

Directions: 5th & McDowell 5th Ave McDowell go South 1 Blk to Lynwood, go East to 305 W. Lynwood. Located In Roosevelt Historic District.

Restored Beautiful Tudor Revival in the Heart of Downtown Phx. New oak wood fls thru-out. Living rm has a fireplace with original period sconces, original one-panel doors. Large formal Dining rm, KITCHEN has been remolded with stainless steel appliances and awesome tile work to give this kitchen an A+ in beauty. Cove ceilings gives this Tudor Home a warm feeling the minute you enter. Master bedroom has a new Bathroom with french drs to a manicure landscape in backyard, 2nd Bedroom also has own exit to backyard. 2c garage is detached with a workshop that can be used for almost anything to a kids playroom to a private Office/Den.

REALTOR® Remarks: PLEASE LOCK ALL DOORS TO HOUSE AFTER VIEWING. GARGAGE DOOR OPENER IS IN KITCHEN CABINET DRAWERS. PLS REPLACE WHEN FINISH.

Additional Showing, Contact and Compensation Information

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

Owner/Occupant: **Tanner / Vacant**

Co-List Agent:

Home:

Mobile:

Email:

Pager:

Other Office Phone:

Office Fax: **602-254-6395**

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

Variable Commission: **Yes**

Property Information

Subdivision: **Kenilworth Blks 1-6**

Marketing Name:

Planned Community Name: **RSVL HISTORIC DISTRICT**

Builder: **Unkown Historic**

Model:

Fenced: **Yes**

Lot #: **10**

Lot Size: **7,501-10,000**

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**

Phys Challengd:

Horses: **No**

**Single Family-Detached
Single Level**

**Washer/Dryer Hook-up Only
Inside Laundry**

**Brick Construction
Painted Finish**

**Alley
Possess-By Agreement**

**Fee Simple
1401-1600 Sq Ft**

**Laundry in Garage
Cable TV Available**

**Comp-Shingle Roof
Refrigeration**

**Possess-Close of Escrow
All on One Level**

**3/4 Bath Master BR
Separate BR Exit**

**High Speed Internet Available
Den/Office**

**Gas Heat
Ceiling Fan(s)**

**No Association Fee
HOA Info-None**

**1 Fireplace
Fireplace in Living Room**

**Separate Workshop
Patio**

**APS
SW Gas**

**1st Loan-Conventional
New Fin-Cash**

No Private Pool

**Covered Patio(s)
Storage Shed(s)**

**City Water
Sewer-Public**

**New Fin-Conventional
Seller Disclosure Available**

Spa - None

**Yard Watering System-Front
Yard Watering System-Back**

**City Services
Wood Fencing**

Agency Disclosure Required

Formal Dining Room

**2 Car Garage
Detached**

**Historic District
City Light View(s)**

Eat-in Kitchen

**Electric Door Opener(s)
Separate Storage Area(s)**

North/South Exposure

Range/Oven

Dishwasher

Disposal

Refrigerator

County: **Maricopa**

County Book/Page:

TwN-Rng-Sct:

Latitude: **33.464704999999995**

Longitude: **-112.079608**

Plat:

Block:

TimeShare Week Available:

Internet: **Y**

External Mktg:

Photo Code: **Do Not Take Photo**

Fenced: **Wood Fencing, Partial Fencing**

Items Updated

Baths/2006/Full

Flooring/2006/Full

Kitchen/2006/Full

Roof/2005/Partial

Wiring/2005/Partial

School Information

Elem School: **Kenilworth**

Jr High School: **Kenilworth**

High School: **Union**

Elem School District: **210**

High School District: **1**

Financial Information

Equity: **\$675,000**

Taxes/Year: **\$2126 / 2005**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

HOA Telephone Number:

Rec Center: **//**

Total Encumbrances: **\$**

Total Assum Mo Pymts: **\$0**

Listing and Sales Information

Back on Mkt:

Off Mkt:

Agent Days on Market: **43**

Pending Date:

Cumulative Days on Market: **43**

Prepared by: **Gregory Swann**

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

Sat, Mar 11, 2006 11:24 AM