



6520435 Residential	Single Family - Detached	Active
Beds/Baths: 3 / 2	Approx Lot SqFt: 6,020 / County Assessor	Approx Lot Acres: 0.138
Bedrooms Plus: 4	Subdivision: CAVALIER GLEN	Tax Municipality: Phoenix
Approx SqFt: 1,474 / County Assessor	Marketing Name:	Planned Cmty Name:
Price/SqFt: \$128.9	Model:	Builder Name: unknown
Year Built: 1954	Encoded Features: 32FRDO1S	Hun Block: 3200 W
Pool: None	Exterior Stories: 1	Map Code/Grid: N33
Exterior Stories: 1	# of Interior Levels: 1	Building Number:
Dwelling Type: Single Family - Detached	Dwelling Styles: Detached	High School District: Glendale Union High School District
Ele Sch Dist: Washington Elementary District	Elementary School: Washington Elementary School - Phoenix	High School: Glendale High School
Jr. High School: Other		

Cross Streets: Ocotillo and 32nd Avenue **Directions:** From Ocotillo N. to property

Public Remarks: INVESTOR PARTNERSHIP ORDERED ONLINE AUCTION-LOW OPENING BID! Don't miss this exciting opportunity to bid on a 3 bd. / 2 ba. home in north Phx. Excellent investment opportunity to fix and flip, tp cash flow for rental income or to occupy for yourself. The home is just waiting for it's new owner to make updates to be move-in ready. There are seven houses total available in this online auction.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carpport Spaces: 0 Total Covered Spaces: 0 Slab Parking Spaces: 1 Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Front; Dirt Back Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Other Rooms: Family Room; Bonus/ Game Room Items Updated: Floor Yr Updated: 2008; Floor Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted Construction: Block Roofing: Comp Shingle Fencing: Block; Partial Cooling: Refrigeration Heating: Electric Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): LOT 17 CAVALIER GLEN MCR 005543 AN: 152-09-017 Lot Number: 17 Town-Range-Section: 2N-2E-11 Cty Bk&Pg: Plat: Taxes/Yr: \$1,420/2022 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Auction: Yes Auction Info: Auction Date: 03/02/2023; Minimum Bid Price: 190,000; Reserve: Yes; Auction Contact Name: Stewart Larsen; Auction Contact Phn: 480-844-1221; Auction License Nbr: BR035668000 Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: N		
HOA 2 Y/N:		
HOA 3 Y/N:		
Association Fee Incl: No Fees	Rec Center Fee Y/N:	Ttl Mthly Fee Equiv: \$0
Assoc Rules/Info: None	Rec Center Fee 2 Y/N:	Cap Improvement/Impact Fee: 0
	Land Lease Fee Y/N: N / \$0	Cap Improvement/Impact Fee 2:
	PAD Fee Y/N: N / \$0	Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 13 / 13 List Date: 02/14/2023 Status Change Date: 02/14/2023	Original List Price: \$190,000 List Price: \$190,000	SA: N / BB: Y / 1% Var: N Type: ER Other Compensation: Special Listing Cond: Auction

Private Rmks - DND2: Visit AzRealEstateBid.com for the links for your buyer client to register to bid. Please complete and return the Buyer-Agent Registration form before auction day to register as the Buyer AGENT FOR YOUR CLIENT (SEE DOCUMENTS) Online bidding closes on Thursday, March 2, 2023 at 6:00 PM. Open houses for public previews and inspection on Thursday Feb 23 from 10am to 12 noon.

Semi-Private Remarks: Please use Showing Time to go and show. Co-Listing brokers are Jesus Pino/MMRE Advisors (602) 478-4647, jpino@pinorealestate.com John Payne, United Country AZ Real Estate and Auction (480) 422-6800. john@unitedcountryaz.com.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: No Notify: Via ShowingTime, Text, Phone, or Email Primary Showing Contact: Listing Agent	Occupant - DND2: Vacant Ownr/Occ Name - DND2: JP MARCO HOLDINGS LLC	ARMLS Lockbox: Yes Non-ARMLS Lockbox: No

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Stewart	The Larsen Company Real Estate and	480-844-1221	480-844-1221	slarsen@thelarsencompany.com	480-861-2530	480-844-0155

Larsen sl253 BR035668000	Auctions hlam01 SE035668000				480-837-2796	

Prepared by John L.
Payne

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (D o N o t D isplay or D isclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be shared with customers or clients in any manner whatsoever.

02/27/2023 3:03
PM

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