

Client Report (1)

43822 W BAKER DR Maricopa, AZ 85138

\$90,000

	4382452 Residential Single Family - Detached Active	
	Beds/Baths: 4 / 2.5 SF: 2,344 / County Assessor Guest House SqFt: 0 Year Built: 2002 Pool: None EF: 42.5FRO2.5G Approx Lot SqFt: 5,662 / County Assessor Apx Lot Size Range: 1 - 7,500 Level: Two Levels Dwelling Type: Single Family - Detached	Subdivision: Rancho El Dorado Tax Municipality: Maricopa Marketing Name: Rancho El Dorado Planned Cmty Name: Rancho El Dorado Model: Builder Name: Continental Hun Block: 43800 W Map Code/Grid: W35 Bldg Number:
	Ele Sch Dist: 0020 - Maricopa Unified District - Pinal Elementary School: Santa Rosa Jr. High School: Desert Wind	High School Dist #: 0020 - Maricopa Unified District - Pinal High School: Maricopa

Cross Streets: E of J Wayne Parkway (347), N of Smith-Enke Pkwy, W. on Rio Lobo, S on Kirkland, W on Baker to house. **Directions:** S on Maricopa Rd (347), SE on Lakeview Drive, S on Rancho El Dorado

Remarks: Short sale property in great condition. Has received final short sale approval from bank at \$105K. Previous buyer could not secure financing. On ARMLS lockbox.

Master Bedroom 17 13	Bedroom 2 13 10	Bedroom 3 13 10	Bedroom 4 11 10	Living Room 15 10
Den 13 10	Family Room 15 14	Kitchen 13 9	Dining Room 10 8	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,251 - 2,500 Parking: 2.5 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Exterior Features: Patio; Yrd Wtring Sys Front Features: Complex Feature: Children's Playgrnd; Golf Course Add'l Property Use: None Flooring: Carpet; Vinyl	Kitchen Features: Range/Oven; Dishwasher; Disposal; Pantry Master Bathroom: 3/4 Bath Master Bdrm Additional Bedroom: Master Bdrm Upstairs; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Dining in FR Other Rooms: Family Room; Loft Basement Description: None	Architecture: Ranch Unit Style: Two Levels Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: Oth Elec (See Rmrks) Water: Pvt Water Company Sewer: Sewer - Private Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws	County Code: Pinal Legal Subdivision: PARCEL 3 AT RANCHO EL DORADO AN: 512-22-094 Lot Number: 094 Town-Range-Section: 04S-03E-15 Cty Bk&Pg: Plat: Taxes/Yr: \$2,074.7/2006 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Down Payment: \$0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Rancho El Dorado HOA HOA Telephone: 480-551-4300	HOA Fee/Paid: \$35/Monthly Association Fee Incl: Common Area Maint HOA Transfer Fee Amt: 700	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTlrrvBt; Rental OK (See Rmks); Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 56 / 59	List Price: \$90,000	Special Listing Cond: Short Sale Aprvl Req Status Update: SS Offr Submtd Lendr

Listed by: Solo Properties, LLC (solo01)