

The Valentine Team

Carey Murray 480-516-6864



3501 E. Flower Street
Phoenix, Arizona
\$184,900

visit
www.SellingHomes.net
for floorplans, pictures & more

WOW! Beautifully UPDATED with tons of NEW kitchen cabinets, new sink and disposal, new Granite counters, new stainless steel appliances, new milgard windows with wood blinds, tile & wood floors throughout. Freshly painted. Quiet centrally located neighborhood in HIGH DEMAND Camelback Corridor/BILTMORE area. Large private grassy lot w/ 5 sprinkler zones & irrigation available. 2 large covered patios. Seller will consider AmeriDream Participation too!

Plans in hand for an addition which includes a master suite, laundry and 2 car garage. Just outside of west arcadia near bus routes and easily accessible to major highways: 51, 202, 10 and the 101 and the airport makes this an amazing opportunity for any buyer.

YEAR BUILT:	1950	LAND AREA:	6,578 sf.
ROOMS:	6	TAXES:	\$1224
BEDROOMS:	3	GARAGE:	1 CARPORT could easily be a garage
BATHS:	1	SCHOOL:	CREIGHTON/PHOENIX UNION
LIVING AREA:	1,391	PATIOS:	2 COVERED

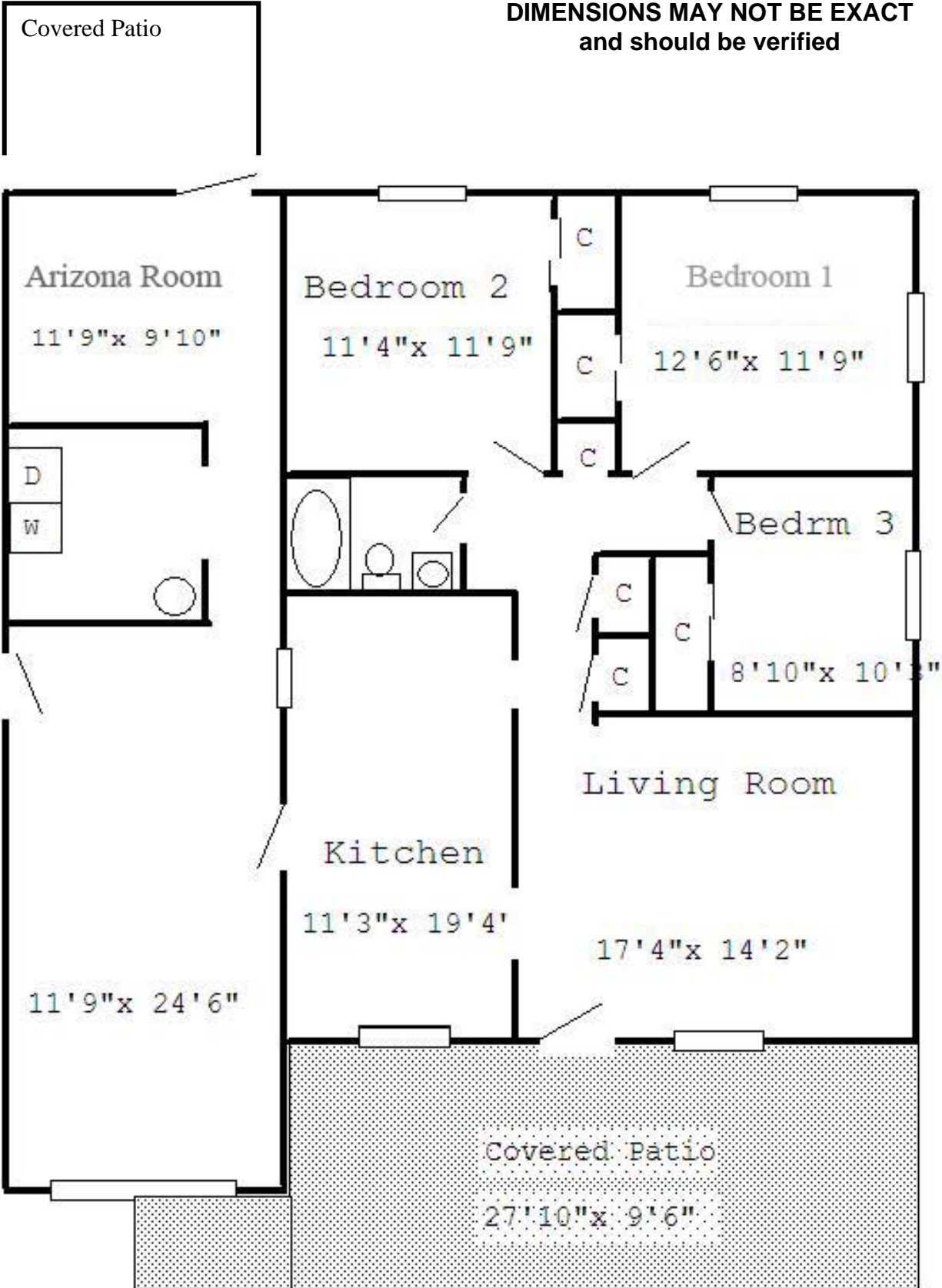
NOTICE TO PROSPECTIVE HOME BUYERS:

All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

Except as may be otherwise noted, specifications with regard to the property described above were provided solely by the seller(s) without verification thereof by the broker(s) and, therefore, broker(s) accept no responsibility for the accuracy thereof. Offering is subject to prior sale, price change, or withdrawal without notice.



DIMENSIONS MAY NOT BE EXACT
and should be verified



3501 E. Flower

Eat-In Kitchen: 11'3" x 19'4"

8' ceiling

Brand new Maple cabinets

-oodles of cabinets with

42" upper cabinets for

Under the counter lighting

Over the sink lighting

Dining area

New Milgard Windows

Wood Blinds

Tile and wood laminate flooring

Crown molding

Appliances: stainless steel

Refrigerator

Flat top stove

Built-in Microwave

Dishwasher

Formal Living Room: 17'4" x 14'2"

8' ceiling

Internet

New Milgard window

Wood blinds

Ceiling fan w/light

Wood Laminate floor

Bath:

Tile floor

Solid wood door

Yards:

Front and Back covered Porches

Grass throughout front and backyard

Young Orange & Mature Pomegranate tree

Gate to rear yard on each side of the house

Fenced backyard

3 rear yard sprinkler zones

2 front yard sprinkler zones

Irrigation available

Near public transportation

www.valleymetro.org/

Bedroom 1: 12'6" x 11'9"

8' ceiling

Double Closet

New Milgard Windows

wood blinds

Ceiling fan w/light

Wood Laminate Flooring

Solid wood door

Bedroom 2: 11'4" x 11'9"

8' ceiling

Wood blinds

Ceiling fan w/light

Double Closet

Tile floor

Solid wood door

Bedroom 3: 8'10" x 10'3"

8' ceiling

New Milgard window

Wood Blinds

Tile Floor

Double Closet with additional built-in shelves.

Ceiling fan w/light

Solid wood door

Arizona Room: 11'9" x 9'10"

Newly Carpeted

access to rear porch and yard

Laundry:

Finished with washer & dryer hookups

Electric dryer hook ups with gas available

Other:

Car Port (easily add a door for a garage)

Gas hot water tank.

Freshly painted inside and out

Plumbing: Copper pipes

Electric: SRP

****Plans for 20' x 48' addition which includes a Master suite with walk-in closet and master bath, Laundry area and 2 car garage**



[3501 E Flower ST Phoenix](#)

85018-

Lot #: 55

3013464 ER **Active** / Residential LP: \$ 184,900

Area/Grid: 206 / P35

Hun Block: 3300N

Beds/Baths: 3 / 1

SF: 1,391 / Assessor

Lot Size: 1-7,500

Year Built: 1950

Photos: 6

FE: 31RO1C

Pool: No

Valentine Team, LLC

Directions: 36th St & Indian School Indian School to 36th St head south - first right after Osborn OR 202 to 32nd St heading north- go east on Flower

Sharp, Clean & updated 3 bedroom home will please even the most discerning buyer. This renovated home is complete with cabinet packed eat-in kitchen, granite counters and stainless steel appliances! Tile and wood laminate flooring throughout and new Milgard windows w/ wooden blinds, Enjoy relaxing on the front or rear covered patio with spacious grass covered yards great for pets, kids or gardening with 5 sprinkler zones and irrigation available. Just outside of w. arcadia near bus routes and easily accessible to major highways: 51, 202, 10 and the 101 the airport makes this an amazing opportunity for any buyer. Visit www.SellingHomes.net for floorplans & more.

Property Information

Subdivision: Park Vista

Marketing Name: Park Vista Planned Community Name:

Township - Range - Section: - -

Plat:

Block:

Builder: unknown

Model:

Fenced: Yes

Master BR: 12x12

BR 2: 11x12

BR 3: 9x10

BR 4: x

BR5: 0

LR: 17x14

Din Room: 0

Fam Room: x

Kitchen: 11x19

Den/Other: 12x10

Horses: No

Single Family-Detached	Washer/Dryer Hook-up Only	Comp-Shingle Roof	1st Loan-Treat as Free & Clear
Single Level	Inside Laundry	Rolled Roof	New Fin-Cash
Fee Simple	No Interior Steps	Refrigeration	New Fin-CTL
1201-1400 Sq Ft	Cable TV Available	Electric Heating	New Fin-VA
Master Bath-None	High Speed Internet Available	Ceiling Fan(s)	New Fin-FHA
No Fireplace	Arizona Room/Lanai	SRP	New Fin-Conventional
No Private Pool	Patio	City Water	Seller Disclosure Available
Spa - None	Covered Patio(s)	Sewer-Public	Agency Disclosure Required
Eat-in Kitchen	Yard Watering System-Front	City Services	
Range/Oven	Yard Watering System-Back	Wood Fencing	
Dishwasher	1 Car Carport	North/South Exposure	
Disposal	Block Construction	Possess-Close of Escrow	
Microwave	Frame/Wood Construction	No Association Fee	
Refrigerator	Painted Finish	HOA Info-None	

Items Updated

Flooring/2008/Partial

Kitchen/2008/Full

School Information

Elem School: Creighton

Jr High School: Creighton

High School: Union

Elem School District: 14

High School District: 210

Financial Information

Equity: \$ 239,900

Taxes/Year: \$1224 / 2007

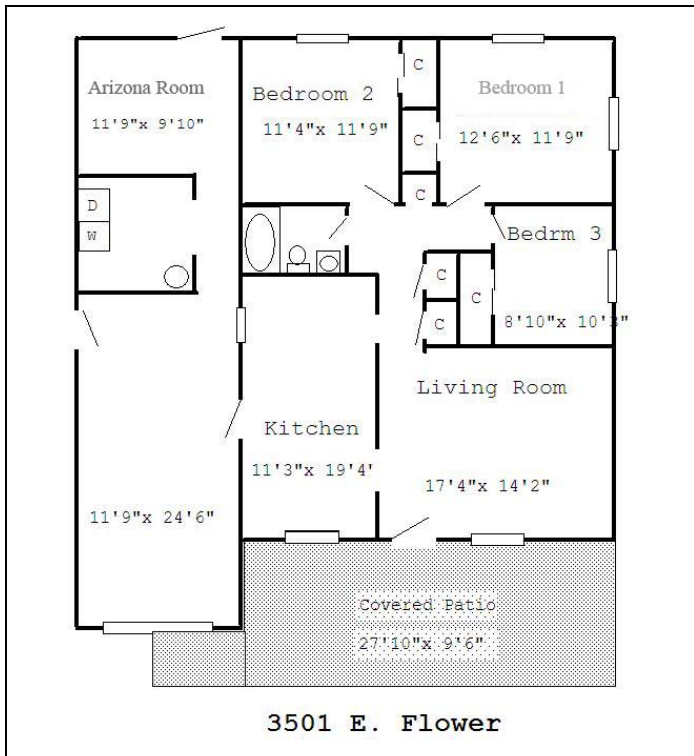
Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

Rec Center: //



3501 E. Flower Street, Phoenix, AZ 85018