LONG REALTY
SINCE 1926
CAMELBACK

5102 N. Central Avenue,
Phoenix, AZ 85012
office: 602-424-2800
fax: 602-424-2801

Jeanne (Kerry) Davidson
602-826-3697
Kerry@MyAgent.net

Visit: www.MyAgent.net
for color brochure and more

# 1147 W. Mackenzie Drive (SE corner of 13th Ave)
# Phoenix, Arizona, 85013
# $291,500

This rare 3 bedroom 2 bath home in the much sought after Woodlea Historic district has been lovingly restored with period renovations. What a find! In keeping with the 1950's the kitchen offers new period custom cabinets, pot filler, gas stove, upgraded tile counter tops with subway backsplash. The formal living and dining rooms have also retained their original charm. Another hidden treasure in this home is a library/computer room with built-in shelves, Most light fixtures are original. The original telephone shelf has been upgraded with an outlet to streamline the charging of today's phones The master bedroom is truly outdone with retro master bath, double closet and walk-in closet. Sliders that open to your own private master patio escape. There are 2 additional bedrooms and updated retro bath. The yard is huge with RV gate and parking. Updates include: newer roof, and new: wood and tile flooring (1 room with 50 ounce carpet), HVAC, hot water heater, exterior siding, exterior doors, re-piped, sewer & drain lines (about 164 feet) , block walls and gates, interior and exterior paint (popular for the 1950's). Irrigated lot. Move in ready. The landscaping has been refreshed too and **a G rated home!** , Conveniently located near major highways, schools and Melrose shopping boutiques and eateries.

| | | | |
|---|---|---|---|
| **YEAR BUILT:** | **1949** | **LAND AREA:** | **9392** |
| **ROOMS:** | **7** | **TAXES:** | **$770 /2013** |
| **BEDROOMS:** | **3** | **Carport:** | **2 car carport** |
| **Baths:** | **1.75** | **Off Street:** | **2 or 3 plus RV gate** |
| **LIVING AREA:** | **1458** | **SCHOOL:** | **OSBORN SCHOOL DISTRICT** |
| **GUEST HOUSE:** | **0** | **PATIOS:** | **FRONT & SIDE COVERED** |
| **100 year flood plain** | **no** | **PATIOS:** | **Master Patio: gazebo** |

**NOTICE TO PROSPECTIVE HOME BUYERS: member of owning LLC holds an active AZ real estate license.**

**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.

EQUAL HOUSING

Client Report (1) **1147 W MACKENZIE DR Phoenix, AZ 85013** **$291,500**

4998201 Residential Single Family - Detached Active

**Beds/Baths:** 3 / 1.75
**Bedrooms Plus:** 4
**Approx SqFt:** 1,458 / Appraiser
**Price/SqFt:** $199.93
**Year Built:** 1949
**Pool:** None
**Encoded Features:** 31.75RDXO2C2S
**Exterior Stories:** 1
**# of Interior Levels:** 1
**Dwelling Type:** Single Family - Detached

**Approx Lot SqFt:** 9,392 / County Assessor
**Apx Lot Size Range:** 7,501 - 10,000
**Subdivision:** Woodlea Historic
**Tax Municipality:** Phoenix
**Marketing Name:**
**Planned Cmty Name:**
**Model:**
**Builder Name:** unknown
**Hun Block:**
**Map Code/Grid:** P34
**Bldg Number:**

**Ele Sch Dist:** 008 - Osborn Elementary District
**Elementary School:** Clarendon
**Jr. High School:** Osborn Middle School

**High School Dist #:** 210 - Phoenix Union High School District
**High School:** Central

**Cross Streets:** north of Indian School between 7th Ave & 15th Ave **Directions:** 1 street north of Indian School between 7th Ave & 15th Ave

**Public Remarks:** OH Sat 11-3 ~(10/5) Beautiful Woodlea historic district with gorgeous floors, Almost everything is brand new from the Custom mid-century Kitchen, plenty of cabs, pot filler, dual gas/elec stove, dishwasher. HUGE master suite w/entry to private patio. Nice den/computer room adjacent to master - The charm and details of yesteryear has been lovingly restored in this home. Bathrms are tastefully updated w/ period details- new w/basket weave & pinwheel flrs- Huge yard w/RV gate & new 2 carport. All new pipes under slab including exterior sewer & drain lines. New HVAC. Newer roof. Green home w/Silver Cert and excellent HERS rating of 97. What more could you ask for?! Ask your agent for complete list of improvements

| Master Bedroom | Bedroom 2 | Bedroom 3<br>Kitchen | Dining Room | Living Room<br>Office |
|---|---|---|---|---|

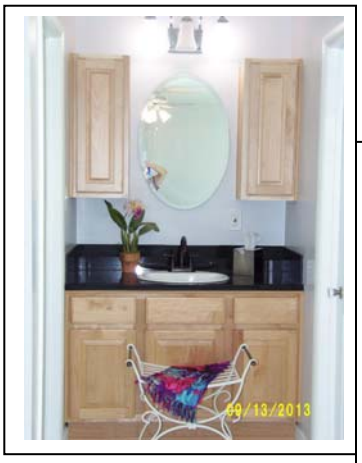
| Features | Room Details | Construction & Utilities | County, Tax and Financing |
|---|---|---|---|
| **Approx SqFt Range:** 1,401 - 1,600<br>**Garage Spaces:** 0<br>**Carport Spaces:** 2<br>**Total Covered Spaces:** 2<br>**Slab Parking Spaces:** 2<br>**Parking Features:** Rear Vehicle Entry; RV Gate<br>**Pool - Private:** No Pool<br>**Spa:** None<br>**Horses:** N<br>**Fireplace:** 1 Fireplace<br>**Property Description:** Corner Lot; Alley<br>**Landscaping:** Grass Front; Grass Back; Irrigation Front<br>**Exterior Features:** Patio; Covered Patio(s); Pvt Yrd (s)/Crtyrd(s)<br>**Community Features:** Near Bus Stop<br>**Flooring:** Carpet; Tile; Wood<br>**Accessibility Feat.:** Dr/Access 32in+ Wide; Hallways 36in+ Wide; Hard/Low Nap Floors; Bath Scald Ctrl Fct; Mltpl Entries/Exits | **Kitchen Features:** Range/Oven Elec; Range/Oven Gas; Disposal; Dishwasher; Non-laminate Counter<br>**Master Bathroom:** 3/4 Bath Master Bdrm<br>**Additional Bedroom:** Separate Bdrm Exit; Mstr Bdr Walkin Clst<br>**Laundry:** Wshr/Dry HookUp Only<br>**Dining Area:** Formal<br>**Other Rooms:** Library-Blt-in Bkcse<br>**Basement Description:** None<br>**Items Updated:** Floor Yr Updated: 2013; Floor Partial/Full: Full; Wiring Yr Updated: 2013; Wiring Partial/Full: Partial; Plmbg Yr Updated: 2013; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Kitchen Yr Updated: 2013; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2013; Bath(s) Partial/Full: Full | **Architecture:** Ranch<br>**Const - Finish:** Painted; Stucco<br>**Construction:** Block; Frame - Wood<br>**Roofing:** Comp Shingle<br>**Fencing:** Block; Wood<br>**Cooling:** Refrigeration<br>**Heating:** Gas Heat<br>**Plumbing:** Dual Flush Toilet; Gas Hot Water Heater<br>**Utilities:** APS; SW Gas<br>**Water:** City Water<br>**Sewer:** Sewer - Public<br>**Services:** City Services<br>**Technology:** Cable TV Avail; HighSpd Intrnt Aval<br>**Energy/Green Feature:** Ceiling Fan(s); HERS Rating Y/N: Y; HERS Rating: 97; HERS Cert Date: 06/25/2013 | **County Code:** Maricopa<br>**Legal Subdivision:** WOODLEA BLK 3-6, 11, 12<br>**AN:** 155-40-100<br>**Lot Number:** 12<br>**Town-Range-Section:** 2N-3E-19<br>**Cty Bk&Pg:**<br>**Plat:**<br>**Taxes/Yr:** $770.58/2013<br>**Ownership:** Fee Simple<br>**New Financing:** Cash; VA; FHA; Conventional<br>**Total Asum Mnth Pmts:** $0<br>**Down Payment:** $0<br>**Existing 1st Loan:** Treat as Free&Clear<br>**Existing 1st Ln Trms:** Non Assumable<br>**Disclosures:** Seller Disc Avail; Agency Discl Req<br>**Possession:** Close of Escrow |

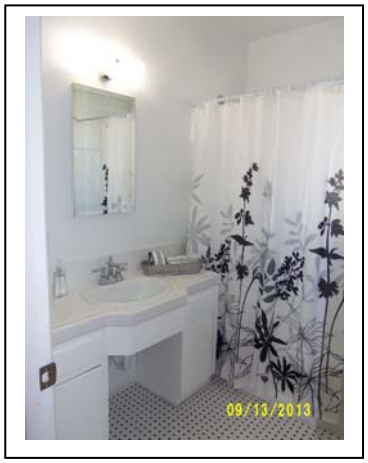
**Fees & Homeowner Association Information**

| | |
|---|---|
| **HOA Y/N:** N / / | **HOA Name:** voluntary |
| **HOA 2 Y/N:** N / / | |
| **HOA 3 Y/N:** N / / | |

| | | |
|---|---|---|
| **Association Fee Incl:** No Fees<br>**Assoc Rules/Info:** None | **Rec Center Fee Y/N:** N / /<br>**Rec Center Fee 2 Y/N:** N / /<br>**Land Lease Fee Y/N:** N / /<br>**PAD Fee Y/N:** N / / | **Ttl Mthly Fee Equiv:** $0<br>**Cap Imprv/Impact Fee:** $ 0 $<br>**Cap Impv/Impt Fee 2:**$0 $ |

| Listing Dates | Pricing and Sale Info | Listing Contract Info |
|---|---|---|
| **CDOM/ADOM:** 23 / 23<br>**Status Change Date:** 09/13/2013 | **List Price:** $291,500 | **Special Listing Cond:** N/A; Owner/Agent |





**1147 West Mackenzie - Woodlea Historic District - Melrose**

**Kitchen:** 9'4" x 12'3"

Brand new tall 1950s retro cabinets
with quiet close drawers and doors
Crown Moldings
vintage milk box – built in
1950s Counters- new w/ period details
Stainless steel sink and Disposal
36" Gas stove (vented to outside)
duel fuel and **with pot-filler**
Dishwasher (stainless steel)
Space for refrigerator and water line
in place for your convenience
Tile Floor
Side door to covered patio & carport

**Dining Room:** **9**'4" x 11'

original lighting
Arch ways open to the living room
2 built-in for displays
Pergo floor – new Oak style

**Formal Living Room:** 13' 3"x 23' 10"

Fireplace with raised hearth
Pergo Floor – new Oak style

**Computer Room:** 9' 4"x 11' 5"

Built in shelves
Internet ready
Pergo floor – new Oak style

**Family Bath:**

Full tub - tile
original, refurbished vanity
period – new basket weave tile floor

**Yards:**

Large mature trees! Oversized Lot –
2 car caport plus cement slab
Covered and uncovered patios
Irrigated SRP lot (front)
Block walls
RV GATE

**Master Suite:** 17' 5" x 19' 5"

large double closet
large walk-in closet (will work with you on interior)
Sink with granite counter
Arcadia door do private patio with gate to
carport
Ceiling fan w/light
Tile Floor

**Master Bath:**

1950's vintage – new and oversized w/ bench

**Bedroom 2 :** 12' 7" x 11'5"

Double closet
Original light fixture
Carpet (50 ounce high end)

**Bedroom 3:** 11'9" x 11'5"

Double closet /with original built in shoe rack
Original lighting
Pergo floor – new Oak style

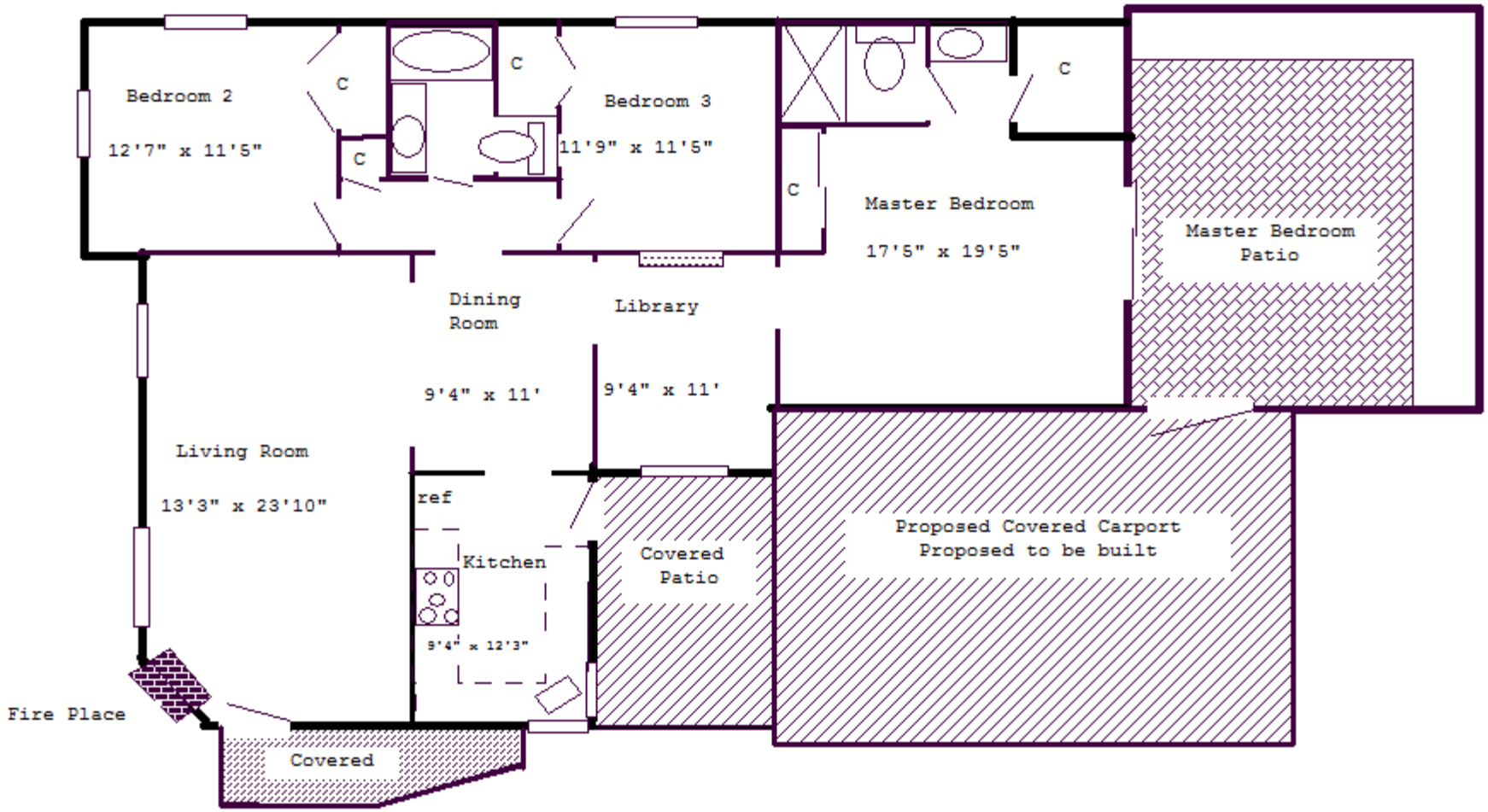
**Miscellaneous:**

Smooth walls
Original features refurbished, upgraded
or replaced with period details
glass cut door knobs
period built-in telephone stand now with
outlets to charge todays new phones
Smoke detectors (hardwired/battery backup)
new sewer & drain lines (even under slab)
re-piped
new HVAC
newer roof
brand new siding (removed all or almost all
original)
all or almost all windows reglazed
kitchen wiring updated and GFCI outlets added
to rooms for conveniece
Close to Highways 51, 10, 202 and 143
& public transportation www.valleymetro.org/

**HERS RATED: 97**
**G Home – Silver rated**

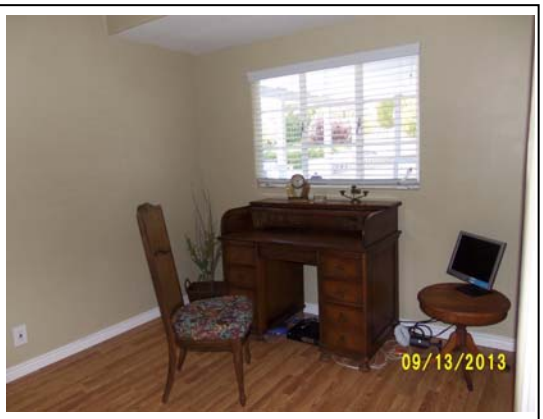
**all measurements are approximate and may not be accurate. Buyer to verify all information**

**1147 W. Mackenzie, Phoenix, AZ 85013**




1147 W. Mackenzie, Phoenix, AZ 85013

Woodlea Historic District

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