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HOMESMART

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Visit: www.MyAgent.net
for color brochure, floor plan and
lots more pictures and
information

**6404 W. Carol Ave,
Glendale, AZ 85302
\$279,900**

Great starter home, condo alternative or second home. 2 bedrooms 1 bath home in convenient location. NO HOA. The open kitchen with combo dining room with breakfast bar is also open to the living room-lending itself to a spacious feeling. Pantry or extra storage. The bathroom may be accessed from the hall or main bedroom. The main bedroom has a walk-in closet and overlooks the spacious backyard. The second bedroom has 2 double closets. A carport for those hot summer days and a shed in the backyard. RV gate -can park 2 cars in front of the gate and an RV or 2 more cars behind the gate. The yard await your creative touches. The bus stop is close by as is Sahuaro Ranch Park is located nearby.

YEAR BUILT:	1979	LAND AREA:	6,782
ROOMS:	4	TAXES:	\$664/2023
BEDROOMS:	2	Garage:	1 carport
BATHS:	1	SCHOOL:	Sahuaro Ranch Elementary, Ironwood High School
LIVING AREA:	1046	REAR YARD:	w/shed
Floodplain zone:	x		

All measurements are estimated and should be verified by the buyer.



Client Report (1)

6404 W CAROL AVE, Glendale, AZ 85302

\$279,900

	6735765 Residential Single Family - Detached Active	
	Beds/Baths: 2 / 1 Bedrooms Plus: 2 Approx SqFt: 1,046 / County Assessor Price/SqFt: \$267.59 Year Built: 1979 Pool: None Encoded Features: 21R1C3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 6,782 / County Assessor Approx Lot Acres: 0.156 Subdivision: Braemar Glen Unit Three Tax Municipality: Glendale Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: 9500 N Map Code/Grid: Building Number:
	Ele Sch Dist: Peoria Unified School District Elementary School: Sahuaro Ranch Elementary School Jr. High School: Sahuaro Ranch Elementary School	High School District: Peoria Unified School District High School: Ironwood School

Cross Streets: 67th Ave & Olive **Directions:** Olive then north on 63rd Ave to Sunnyslope right on 65th Ave left on Carol or 67th Ave to Carol Peoria then south on 63rd Ave follow same as above.

Public Remarks: Great starter home, condo alternative or second home. 2 bedrooms 1 bath home in convenient location. NO HOA. The open kitchen with combo dining room with breakfast bar is also open to the living room-lending itself to a spacious feeling. Pantry or extra storage. The bathroom may be accessed from the hall or main bedroom. The main bedroom has a walk-in closet and overlooks the spacious backyard. The second bedroom has 2 double closets. A carport for those hot summer days and a shed in the backyard. RV gate -can park 2 cars in front of the gate and an RV or 2 more cars behind the gate. The yard await your creative touches. The bus stop is close by as is Sahuaro Ranch Park is located nearby.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 0 Carport Spaces: 1 Total Covered Spaces: 1 Slab Parking Spaces: 3 Parking Features: RV Gate; RV Parking Road Responsibility: City Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Landscaping: Dirt Back; Gravel/Stone Front; Gravel/Stone Back; Grass Back Exterior Features: Covered Patio(s); Storage Features: No Interior Steps Community Features: Children's Playgrnd; Comm Tennis Court(s) Flooring: Laminate; Tile Accessibility Feat.: Mltpl Entries/Exits	Kitchen Features: Range/Oven Elec; Disposal; Pantry; Laminate Counters; Kitchen Island Master Bathroom: Other (See Remarks) Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen Basement Y/N: N Sep Den/Office Y/N: N Items Updated: Floor Yr Updated: 2024; Floor Partial/Full: Partial	Architecture: Ranch Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: SRP Water: City Water Sewer: Sewer - Public Services: City Services	County Code: Maricopa Legal Description (Abbrev): BRAEMAR GLEN 3 AN: 143-12-355 Lot Number: 194 Town-Range-Section: 3N-2E-30 City Bk&Pg: Plat: Taxes/Yr: \$664/2023 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail; Agency Discl Req; None 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 Assoc Rules/Info: None	Rec Center Fee Y/N: Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N / \$0	Ttl Mthly Fee Equiv: \$0 Cap Improvement/Impact Fee: 0 Cap Improvement/Impact Fee 2: Other Fees HOA:

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 0 / 0 Status Change Date: 07/25/2024	List Price: \$279,900	SA: N / BB: Y / 2.5% Var: N Other Compensation: Special Listing Cond: N/A

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings
Lockbox Type: Supra (ARMLS)

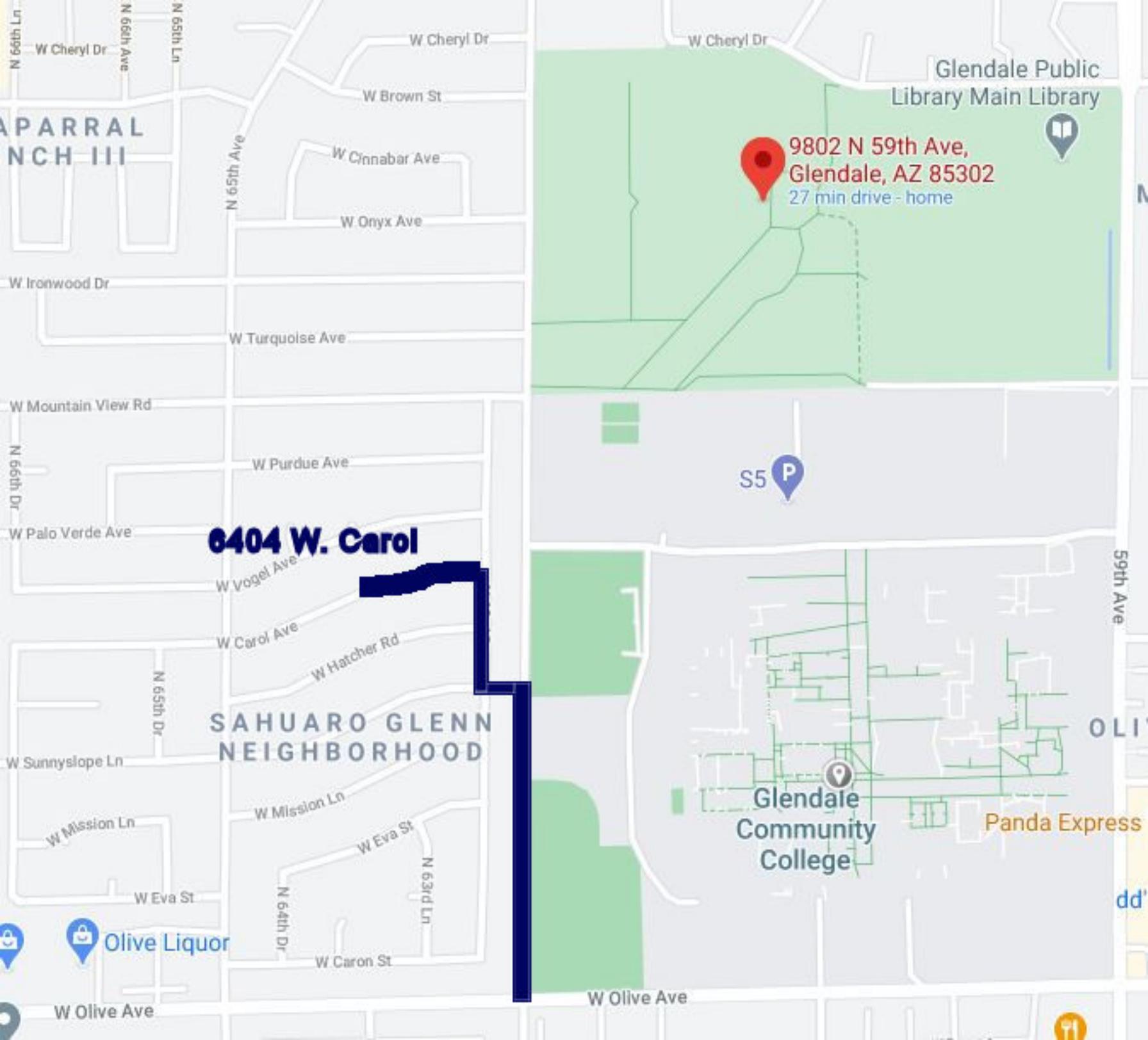
Listed by: HomeSmart (crl12)







6404



APARRAL
NCH III

Glendale Public
Library Main Library

9802 N 59th Ave,
Glendale, AZ 85302
27 min drive - home

6404 W. Carol

**SAHUARO GLENN
NEIGHBORHOOD**

Glendale
Community
College

Panda Express

Olive Liquor

W Olive Ave

W Olive Ave

59th Ave

OLIV

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6404









































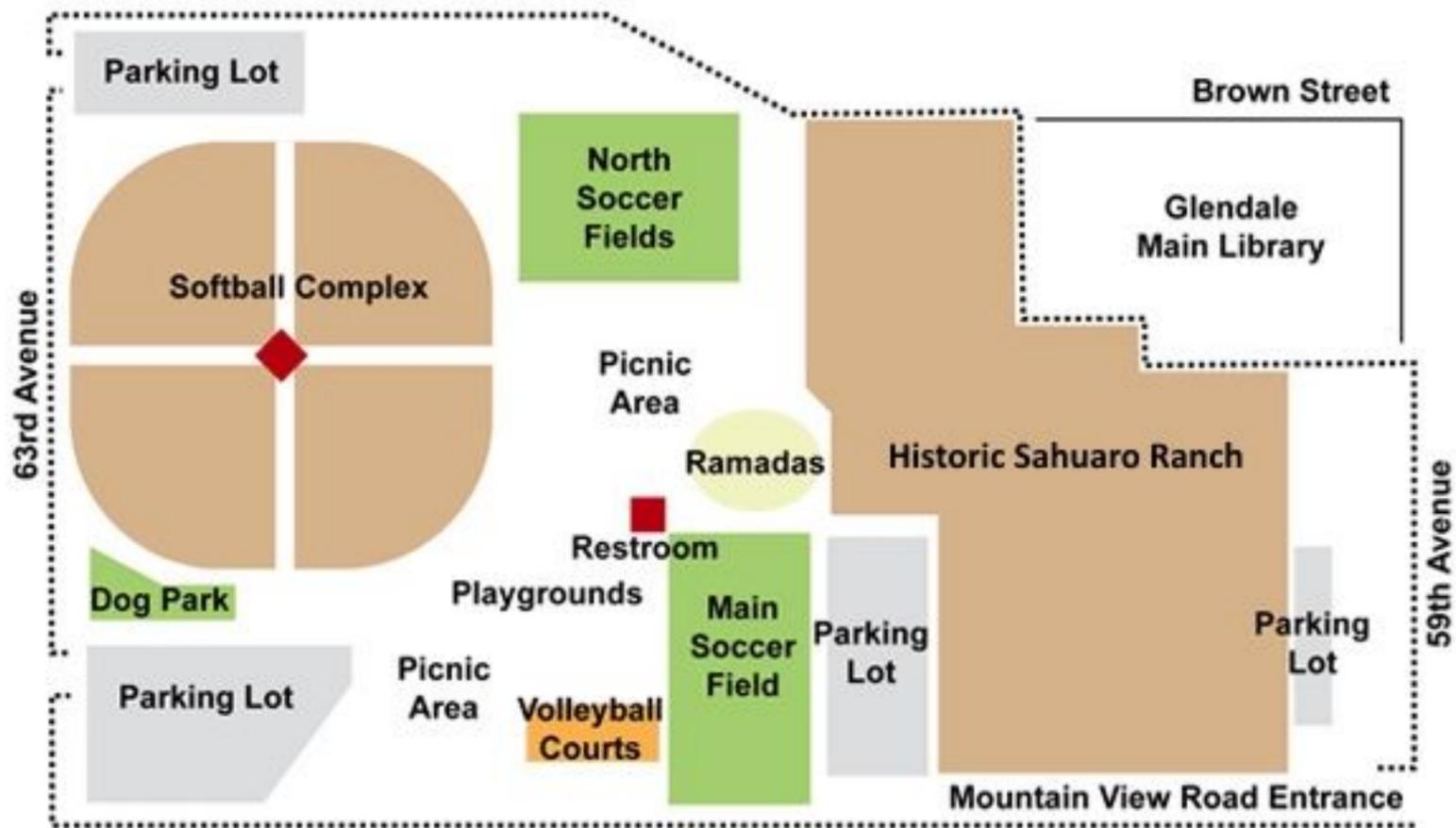


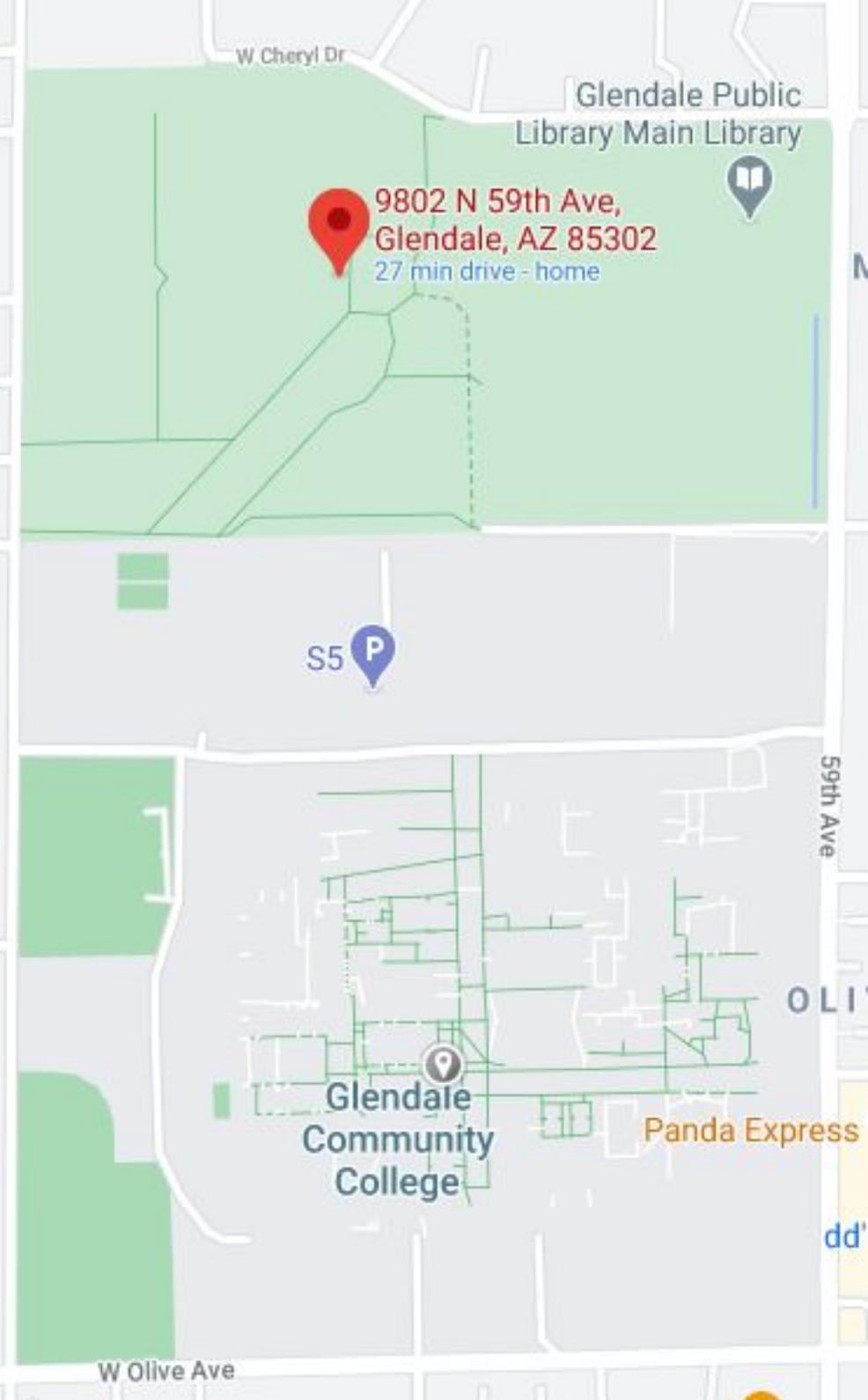
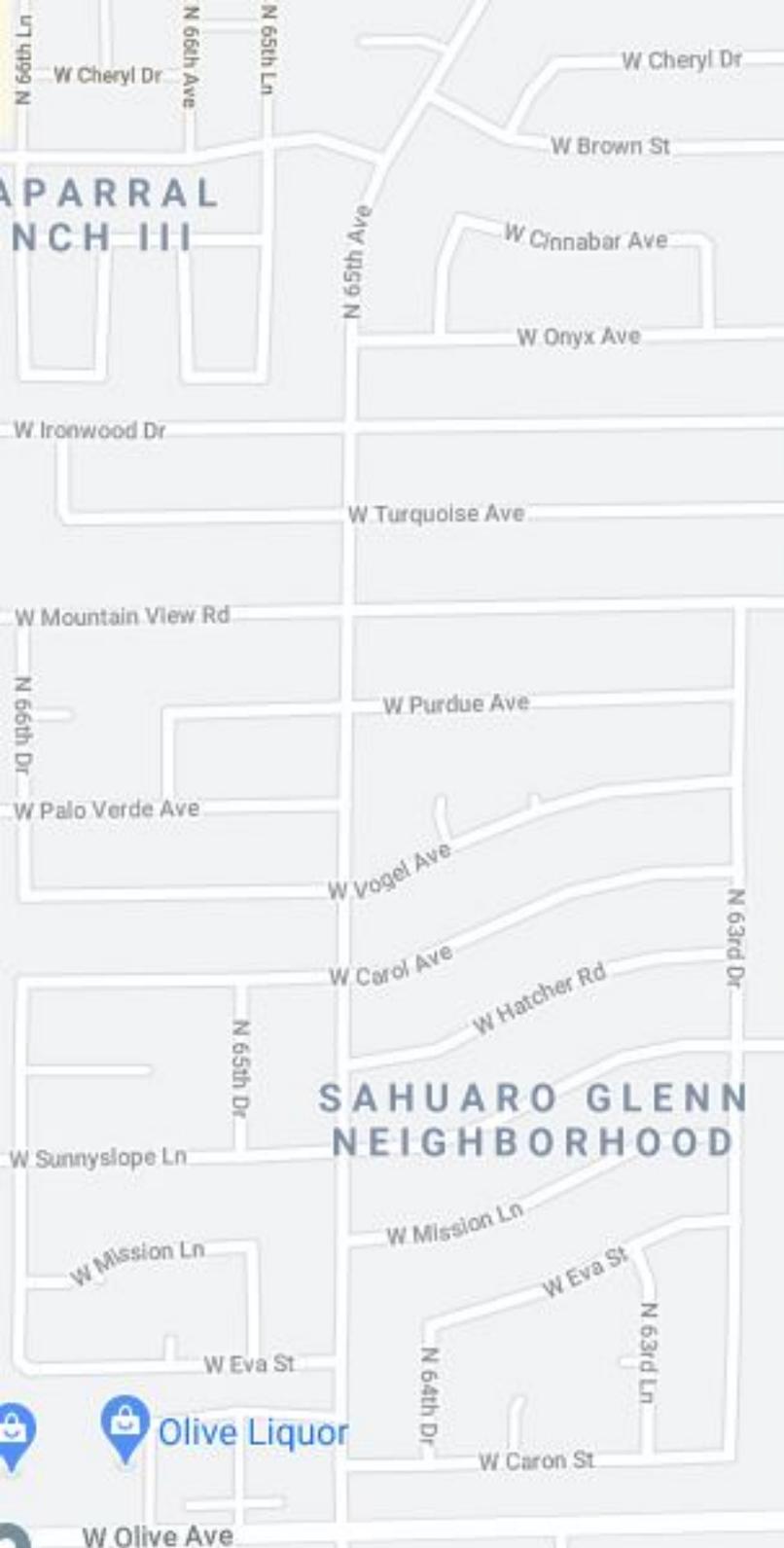












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