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Visit: [www.MyAgent.net](http://www.MyAgent.net)  
for color brochure, floor plan  
and more details about this  
UNIQUE and AMAZING  
home!

**811 W. Indianola Avenue, Phoenix, Arizona, 85013**  
**\$259,900**

Honey, stop the car! Not your typical house and not your typical remodel. This home was gutted to the studs and exterior walls! Everything is brand-new (and permitted). Smooth walls, JD&S HVAC, and so much more!

**AMAZING attention to detail! What a find and an Emerald-rated energy-efficient home too!**

Do you want perfection and quality in a home with modern flair? Then this is it! Open floor plan with wood porcelain tile floors. The living room, dining room, and kitchen are an open floor plan with sliders to the rear yard. The brand-new kitchen offers 2 pantries, Samsung stainless-steel appliances and Corian counters. The master bedroom is truly lovely, with a walk-in closet, fantastic ceiling fan, Carrera Italian marble in subway greys in the uber-modern bathroom, and a door to the backyard. There are 2 additional bedrooms and an amazing second bathroom. A hidden treasure is a computer closet with all the low-voltage wires extending to bedrooms and living area to hold your smart home equipment, surveillance system stays. Great detail was also given to the landscaping with desert-scape and a raised garden.

**You can feel like you are on vacation every day, relaxing on your beautiful covered patio, or if you are adventurous, you can try your skill at shuffleboard or bocce, on your very own courts!**

Conveniently located near major highways, schools, and Melrose shopping boutiques and eateries.

<b>YEAR BUILT:</b>	<b>1951</b>	<b>LAND AREA:</b>	<b>7,074</b>
<b>ROOMS:</b>	<b>6</b>	<b>TAXES:</b>	<b>\$1,272/2014</b>
<b>BEDROOMS:</b>	<b>3</b>	<b>CARPORT:</b>	<b>1 Car Carport</b>
<b>BATHS:</b>	<b>1.75</b>	<b>OFF STREET:</b>	<b>2 or 3</b>
<b>LIVING AREA:</b>	<b>1170</b>	<b>SCHOOL:</b>	<b>OSBORN SCHOOL #8/ PPHX U #210</b>
	<b>0</b>	<b>PATIOS:</b>	<b>Rear covered</b>
<b>100 Year Flood Plain:</b>	<b>No</b>	<b>REAR YARD:</b>	<b>Bocce court, shuffleboard, raised garden bed</b>

**NOTICE TO PROSPECTIVE HOME BUYERS:** owner and manager 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.



**Kitchen:** irregular x 12'11"

Brand new kitchen – quiet close ?  
2 pantries (one built in and one cabinet)  
Hi-Mac Countertops  
Stainless steel oversized under mount sink  
Electric stove (there is a gas stub in the wall)  
Dishwasher (stainless steel)  
Refrigerator (stainless steel) and water line

**Dining Room:** 12'7" x irregular

Contemporary Chandelier  
open to the living room  
Sliders to covered patio

**Formal Living Room:** 12' 7"x irregular

Ceiling fan (very unique)  
Large window

**Computer Closet:**

Holds all the low voltage wire  
Surveillance system (house has cameras)  
with cell phone viewing controls and more.  
Internet ready  
Add your own computer /sound systems

**Living room, and 3 bedrooms all wired with Low voltage wires**

**Laundry room:** stackable Samsung:

13 cycle front load washing machine 4.5 Cu.ft  
front load dryer 7.5 cu ft

**Yard:**

Large Lot with desert scape  
lots of plantings  
Drip system- new  
1 car caport plus  
driveway (new from carport to street)  
Covered Tiled Patio

**BOCCE COURT**

**SHUFFLE BOARD**

built in shed at west side of house

**Master Suite:** 10' 6" x 12' 11"

Amazing Ceiling fan  
Door to exterior  
*Walk-in closet*

**Master Bath:**

Shower with Carrera Marble subway tiles (Shades of grey) and marble tile floor  
Very unique sink

**Bedroom 2 :** 10' 6" x 9'6"

Ceiling fan  
Large closet  
Carpet (50 ounce high end)

**Bedroom 3 :** 10' x 11'9"

Ceiling fan  
Large closet

**Family Bath:**

Full tub  
Unique sink base  
Tile floor

**Miscellaneous:**

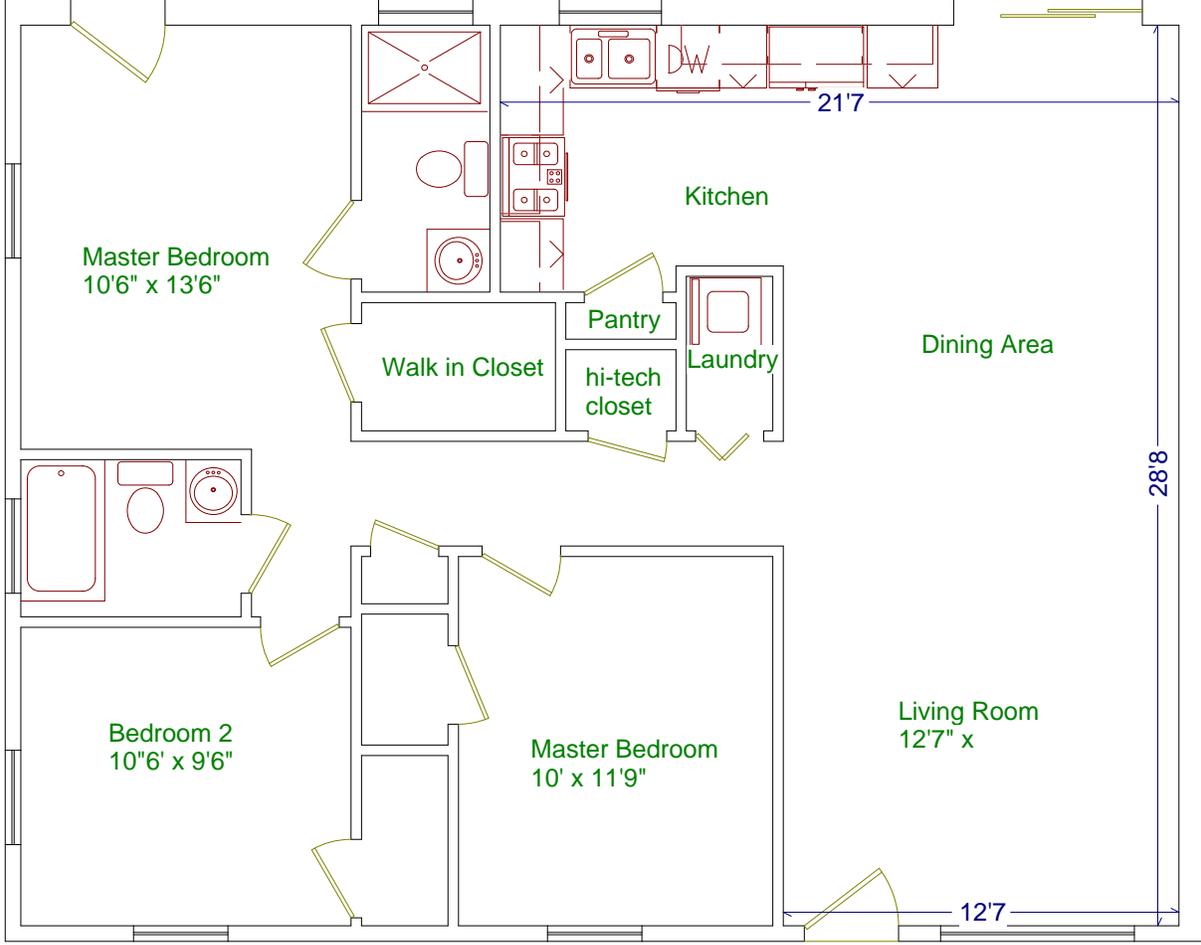
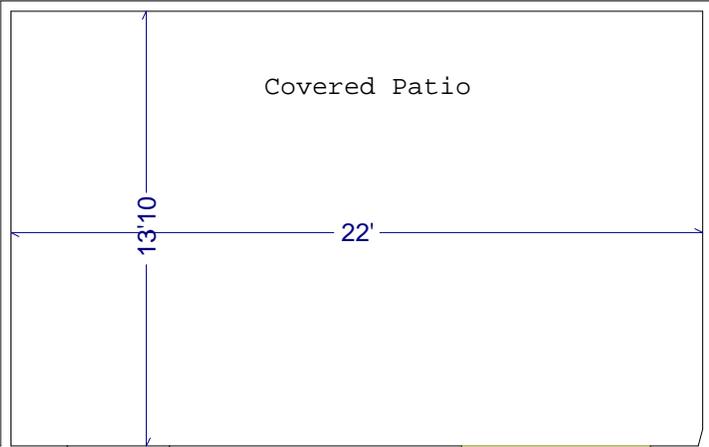
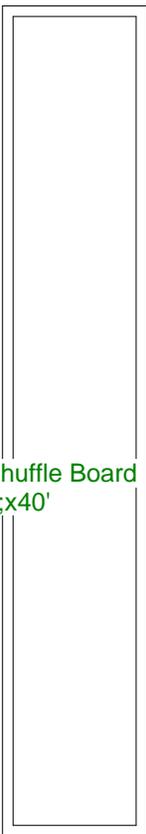
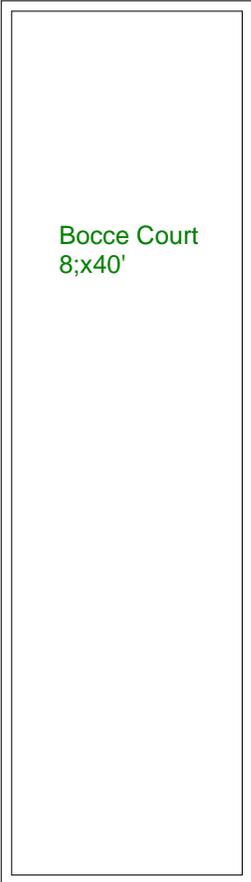
Smooth walls  
Milgard windows and slider  
Faux wood blinds  
wood tile floors except where noted  
Smoke detectors (hardwired/battery backup)  
new sewer & drain lines (even under slab)  
re-piped  
new HVAC –JD&S  
new roof  
Insulation: roof: icynene classic max (4k)  
walls: sound bat- regular insulation  
All new electrical (wires, box everything)  
**Thermostat Honeywell-** controlled via, touch, voice  
and cell phone. Model: RTH9590WF1003/U

**HERS RATED: 84**

**G Home – Emerald (highest)**

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

**811 W. Indianola, Phoenix, AZ 85013**



	5176642 Residential Single Family - Detached	
	Beds/Baths: 3 / 2 Bedrooms Plus: 3 Approx SqFt: 1,270 / Owner Price/SqFt: \$214.41 Year Built: 1951 Pool: None Encoded Features: 32R1C2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached	Approx Lot SqFt: 7,074 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: NORTH PARK CENTRAL Tax Municipality: Phoenix Marketing Name: Planned Cmty Name: Model: Builder Name: unknown Hun Block: Map Code/Grid: P31 Bldg Number:
	Ele Sch Dist: 008 - Osborn Elementary District Elementary School: Encanto School Jr. High School: Osborn Middle School	High School Dist #: 210 - Phoenix Union High School District High School: Osborn Middle School

**Cross Streets:** 7th Ave & Indian School **Directions:** Indian School- south on 7th Ave first right/west on Amelia first left/south on 8th Ave a few streets south go west on Indianola or Indian School, south on 11th ave, west on Indianola

**Public Remarks:** BACK ON MARKET: 25K UNDER CURRENT APPRAISAL OF 285k. This totally permitted rehab.. gutted to the studs & it has new everything, including all wiring w/panel, plumbing incl sewer lines, roof and quiet high efficiency AC, SMOOTH walls. LOW E Milgard Windows. Kit has SS appliances & Corian counters & 2 pantries. Awesome custom paint. Huge 14 x 22 covered patio overlooking the amazingly landscaped yard w/bocce court & shuffleboard. ALSO has low voltage wires throughout – a smart home. Seeing is believing- if you want quality and all the bells and whistles – incl an Emerald certified G home – this 1170 sf home feels more like 1400 sf w/open floor plan and every inch well planned out. And located in a beautiful centrally located neighborhood in the 85013 zip code!

<b>Master Bedroom</b>	<b>Bedroom 2</b>	<b>Bedroom 3 Kitchen</b>	<b>Dining Room</b>	<b>Living Room</b>
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Features	Room Details	Construction & Utilities	County, Tax and Financing
<b>Approx SqFt Range:</b> 1,201 - 1,400 <b>Garage Spaces:</b> 0 <b>Carport Spaces:</b> 1 <b>Total Covered Spaces:</b> 1 <b>Slab Parking Spaces:</b> 2 <b>Pool - Private:</b> No Pool <b>Spa:</b> None <b>Horses:</b> N <b>Fireplace:</b> No Fireplace <b>Property Description:</b> North/South Exposure <b>Landscaping:</b> Gravel/Stone Front; Gravel/Stone Back; Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back <b>Exterior Features:</b> Patio; Covered Patio(s); Storage Shed (s); Pvt Yrd(s)/Crtyrd(s); Other (See Remarks) <b>Features:</b> No Interior Steps <b>Add'l Property Use:</b> None <b>Flooring:</b> Carpet; Tile <b>Windows:</b> Dual Pane; Energy Star; Low-E; Vinyl Frame <b>Accessibility Feat.:</b> Hallways 36in+ Wide; Hard/Low Nap Floors; Bath Lever Faucets; Bath Scald Ctrl Fct; Remote Devices	<b>Kitchen Features:</b> Range/Oven Elec; Gas Stub for Range; Disposal; Dishwasher; Refrigerator; Engy Star (See Rmks); Pantry; Non-laminate Counter <b>Master Bathroom:</b> 3/4 Bath Master Bdrm <b>Laundry:</b> Washer Included; Dryer Included; Stacked Washer/Dryer; Inside Laundry <b>Dining Area:</b> Dining in LR/GR <b>Basement Y/N:</b> N <b>Sep Den/Office Y/N:</b> N <b>Items Updated:</b> Floor Yr Updated: 2014; Floor Partial/Full: Full; Wiring Yr Updated: 2014; Wiring Partial/Full: Full; Plmbg Yr Updated: 2014; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2013; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2013; Roof Partial/Full: Full; Kitchen Yr Updated: 2014; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2014; Bath(s) Partial/Full: Full	<b>Architecture:</b> Ranch; Contemporary; Other (See Remarks) <b>Const - Finish:</b> Painted <b>Construction:</b> Block; Frame - Wood; Spray Foam Insulatn; Other (See Remarks) <b>Roofing:</b> Comp Shingle <b>Fencing:</b> Block; Wood; Chain Link <b>Cooling:</b> Refrigeration; HVAC SEER Rating: 13; Other (See Remarks) <b>Heating:</b> Gas Heat <b>Plumbing:</b> Dual Flush Toilet; Electric Hot Wtr Htr; Engy Star Ht Wtr Htr <b>Utilities:</b> APS; SW Gas <b>Water:</b> City Water <b>Sewer:</b> Sewer - Public <b>Services:</b> City Services <b>Technology:</b> Pre-Wire Srnd Snd; HighSpd Intrnt Aval; Smart Home System <b>Energy/Green Feature:</b> HERS Rating Y/N: Y; HERS Rating: 84; HERS Cert Date: 07/17/2014 <b>Green/Energy Cert:</b> NAHB Green Program <b>Green/Engy Cert Year:</b> 2,014	<b>County Code:</b> Maricopa <b>Legal Subdivision:</b> NORTH PARK CENTRAL UNIT 2 <b>AN:</b> 110-12-003 <b>Lot Number:</b> 3 <b>Town-Range-Section:</b> 2N-3E-30 <b>Cty Bk&amp;Pg:</b> <b>Plat:</b> <b>Taxes/Yr:</b> \$960/2013 <b>Ownership:</b> Fee Simple <b>New Financing:</b> Cash; CTL; VA; FHA; Conventional; Seller May Carry <b>Total Asum Mnth Pmts:</b> \$0 <b>Down Payment:</b> \$0 <b>Existing 1st Loan:</b> Treat as Free&Clear <b>Existing 1st Ln Trms:</b> <b>Disclosures:</b> Seller Disc Avail; Other (See Remarks) <b>Possession:</b> 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: N / /	Ttl Mthly Fee Equiv: \$0

Photos for MLS # 5176642

811 W INDIANOLA AVE Phoenix, AZ 85013

\$288,444

001front04



002carport02



002door01



003bsigns



003cfloorplan01



004kitchen



MLS # 5176642

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\$288,444

005kitchen



006dining



007dining02



008dining03



008DR\_light



009livingroom04



MLS # 5176642

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\$288,444

011livingroom11



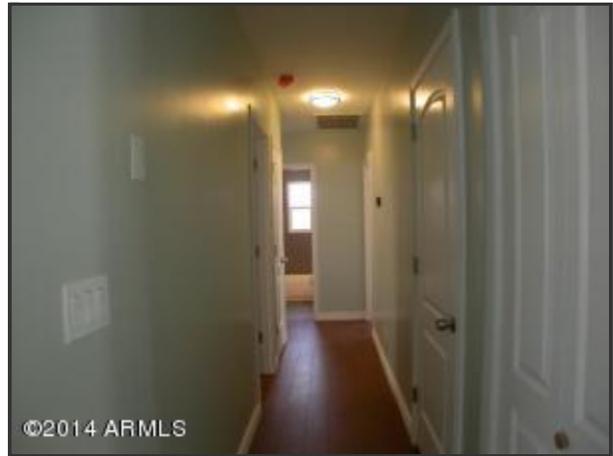
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013LRfanB



014Hall



014thermostat



015aMBR



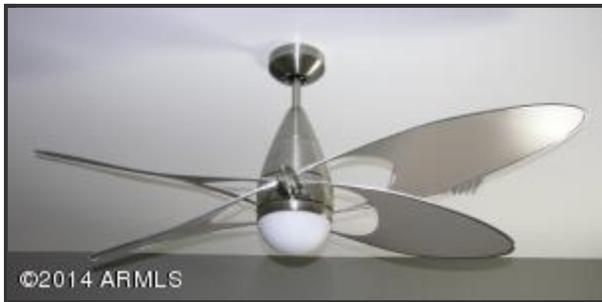
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016MBcloset



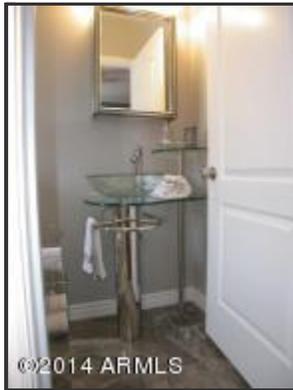
016MBfan



017MBA03



019aMBA02



019MBA01



MLS # 5176642

811 W INDIANOLA AVE Phoenix, AZ 85013

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023bedroom02a



024bedroom02



026bedroom03



027bedroom03c



031FBA01



032FBA01



MLS # 5176642

811 W INDIANOLA AVE Phoenix, AZ 85013

\$288,444

040frontGarden



041flowers



041frontNeighborhood



042flowers



046flowers



050patio01



MLS # 5176642

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\$288,444

051patio02



052patio03



053patio04



054patio06



060Emerald cert



061insulcertA



