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for color brochure and more

**15068 W. Taylor Street
Goodyear, Arizona, 85338
\$199,900**

Upon entry, this very large and beautifully updated home, offers a dramatic 2 story entry, Living room and Dining room. The large eat-in kitchen offers all appliances, a pantry and breakfast bar, upgraded granite counter tops, faucets and open to the great room with sliding doors. Tile in all the right places!. Nearby is the ½ bath and a laundry with pet door. The first floor 5th bedroom, with double doors, could be a guest room, home office or use your imagination! The 2nd floor holds the Master suite with balcony, walk-in closet, vanity, and 3 additional bedrooms (4 total 2nd floor bedrooms) offer privacy from the rest of the home. Enjoy the formal dining room and living room with soaring ceilings while others can relax in the great room. 2 car garage, water softening system, new hot water heater). Move in ready. Freshly painted, lovely upgraded faucets and light fixtures, and 50 ounce (high quality) carpet. 3 HVAC units (one for the 2nd floor, one for the main floor, and one for the 5th first floor bedroom) Truly an amazing home with private backyard - the landscaping has been refreshed too! All for less than \$74 price per square foot,

Conveniently located near major highways, schools and shopping.

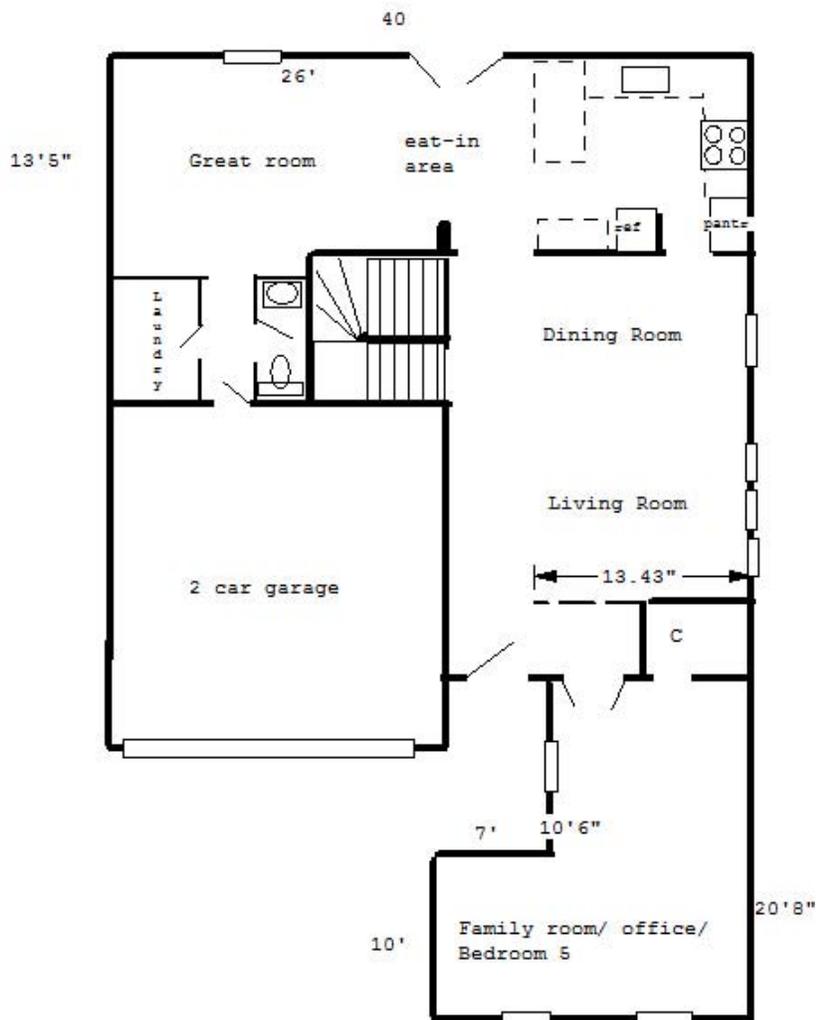
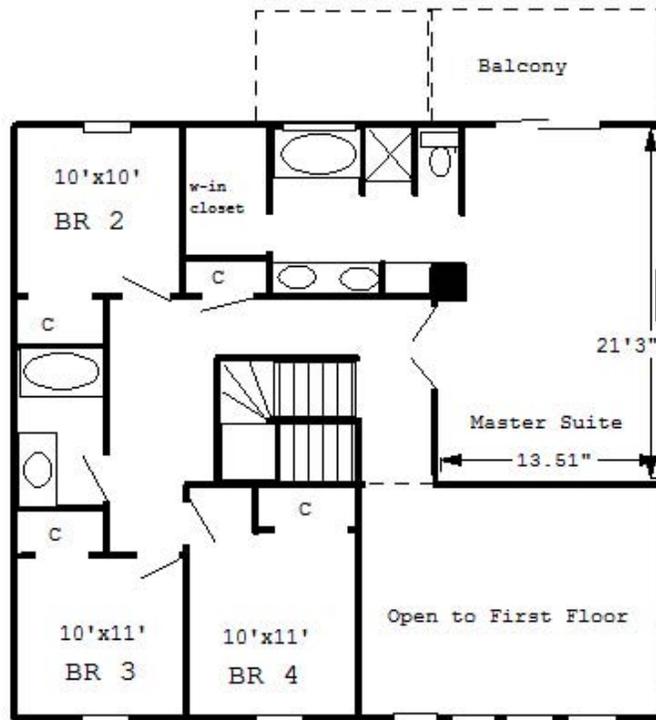
YEAR BUILT:	2001	LAND AREA:	5830
ROOMS:	9	TAXES:	\$1200 /02012
BEDROOMS:	5	Garage:	2
BATHS:	2.5	Off street:	2
LIVING AREA:	2714	SCHOOL:	AVONDALE ELEMENTARY 044
GUEST HOUSE:	0	PATIOS:	Centerra Mirage/ JHS & HS: AGUA FRIA
100 year flood plain	no	HORSE:	FRONT & REAR COVERED
			No

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.





15068 W. Taylor Street, Phoenix, AZ 85338

Client Report (1)

15068 W TAYLOR ST Goodyear, AZ 85338

\$200,000

 <p>©2012 ARMLS</p>	4896886 Residential Single Family - Detached Active Beds/Baths: 5 / 2.5 Bedrooms Plus: 5 Approx SqFt: 2,714 / County Assessor Price/SqFt: \$73.69 Guest House SqFt: 0 Year Built: 2001 Pool: None Encoded Features: 52.5RD2G2S Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Single Family - Detached	Approx Lot SqFt: 5,830 / County Assessor Apx Lot Size Range: 1 - 7,500 Subdivision: RANCHO MIRAGE Tax Municipality: Maricopa - COUNTY Marketing Name: Planned Cmty Name: Model: SAUCALITO Builder Name: unknown Hun Block: 2800 S Map Code/Grid: Q28 Bldg Number:
	Ele Sch Dist: 044 - Avondale Elementary District Elementary School: Centerra Mirage Jr. High School: Agua Fria	High School Dist #: 216 - Agua Fria Union High School District High School: Agua Fria High

Cross Streets: Van Buren east of Estrella pkwy and wes Of Bullard **Directions:** I-10 South on Bullard, west on Van Buren *N on 151st Ave, first rt(east)road bends north to rt on Taylor, Or I-10 to South on Pebble cove/estrella pkwy, left on Van Buren see *see above

Public Remarks: Amazing home: 4 second floor BRs, with very large 5th BR on first floor. open spacious 1st floor with dramatic 2 story entrance, living and dining room. Beautiful combination kitchen great room w/ french doors to backyard. Kitchen has been refurbished and includes oak cabinets, breakfast bar and upgraded granite countertops. The 5th br, on the 1st floor can also be an office or separate family room. Master Suite with sliders to full size balcony, large BA, w-in Closet, double sinks. Large 2 car garage and water softening system too! Move in ready freshly landscaped, painted, new (50 oz) carpets, new faucets, 3 HVACs, and under \$74 price per sf. Elementary school is

Master Bedroom	Bedroom 2	Bedroom 3 Kitchen Great Room	Bedroom 4 Dining Room	Bedroom 5 Living Room
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Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,501 - 2,750 Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 2 Parking Features: Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: North/South Exposure Landscaping: None Exterior Features: Patio; Covered Patio(s) Features: Skylight(s); Vaulted Ceiling(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Refrigerator; Pantry; Granite Countertops Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Wshtr/Dry HookUp Only Dining Area: Formal; Breakfast Bar Basement Description: None Items Updated: Floor Yr Updated: 2012; Floor Partial/Full: Partial; Kitchen Yr Updated: 2012; Kitchen Partial/Full: Partial; Bath(s) Yr Updated: 2012; Bath (s) Partial/Full: Partial	Unit Style: Two Levels Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: Block Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: AN: 518-35-229 Lot Number: 181 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$1,200/2012 Ownership: Fee Simple Week Avail Timeshare: 0 New Financing: Cash; VA; FHA; Conventional Total Asum Mnth Pmts: \$0 Total Encumbrance: \$0 Down Payment: \$0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$150 / Quarterly	HOA Name: Rancho Mirrage	HOA Telephone: 480-551-4300
HOA Transfer Fee: \$400	HOA Prop Man Co Name: Rossmar & Graham	
HOA 2 Y/N: N //		
HOA 3 Y/N: N //		
Association Fee Incl: Common Area Maint	Rec Center Fee Y/N: N //	Ttl Mthly Fee Equiv: \$50
Assoc Rules/Info: Pets OK (See Rmrks); None	Rec Center Fee 2 Y/N: N //	Cap Imprv/Impact Fee: \$ 0 \$
	Land Lease Fee Y/N: N //	Cap Impv/Impt Fee 2:\$0 \$
	PAD Fee Y/N: N / \$0 /	

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 44 / 45	List Price: \$200,000	Special Listing Cond: N/A
Status Change Date: 02/28/2013		

Listed by: Long Realty Camelback (lrcb01)



Kitchen



Kitchen



Kitchen



Kitchen/Family Room



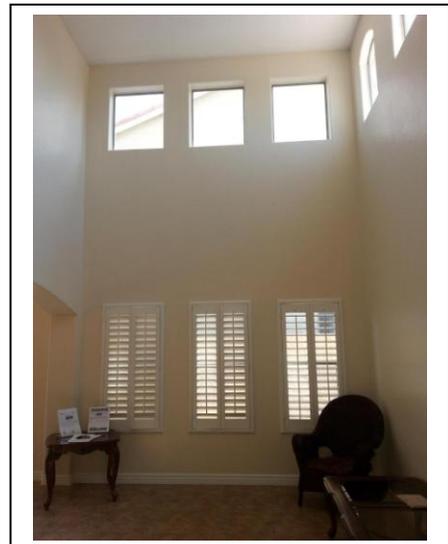
Family Room



Family Room



Living Room



Living room



Dining Room



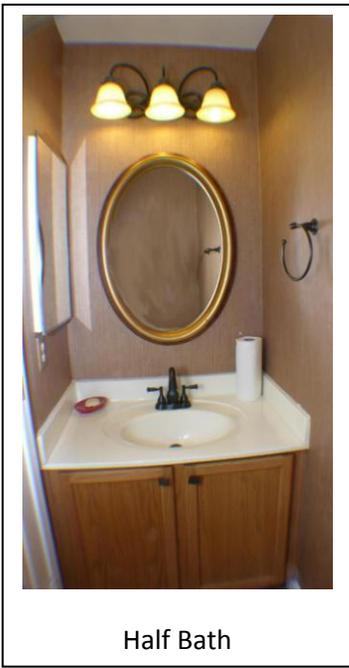
Dining Room



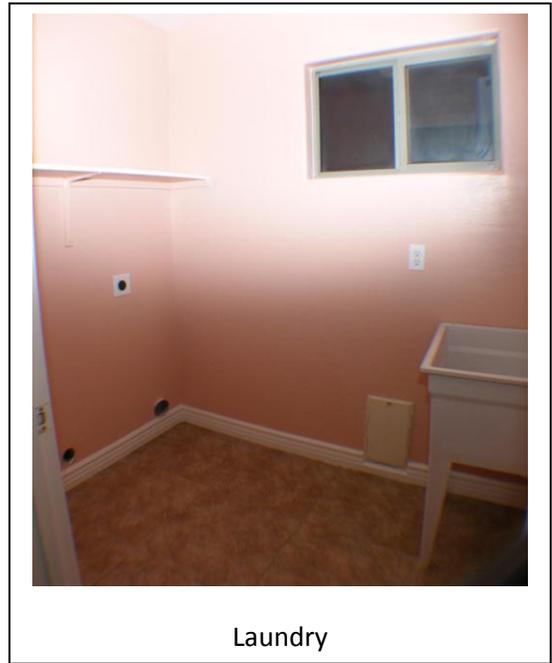
5th Bedroom/office/Family room



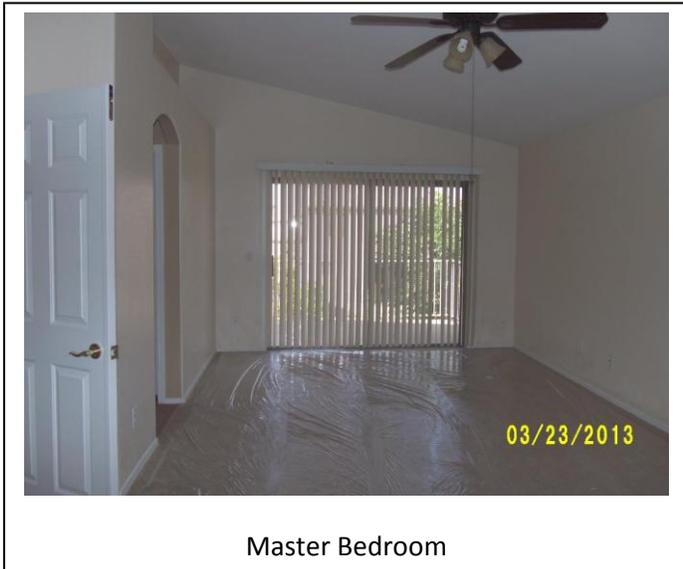
5th Bedroom/office/Family room



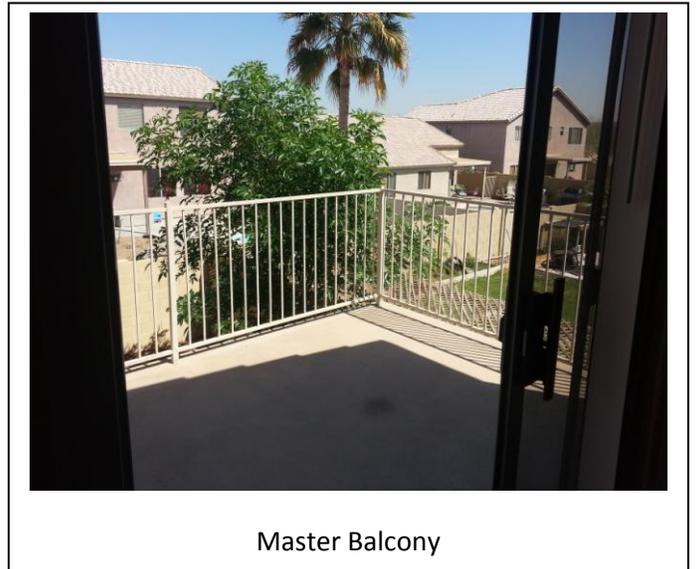
Half Bath



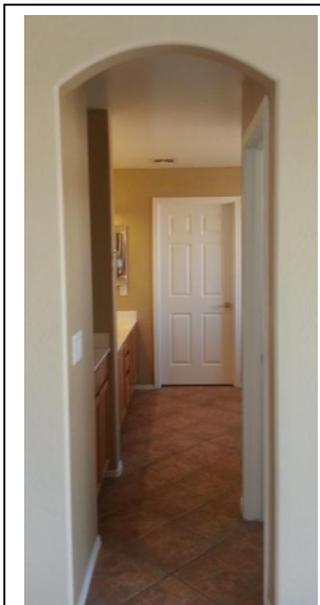
Laundry



Master Bedroom



Master Balcony



Master Bath

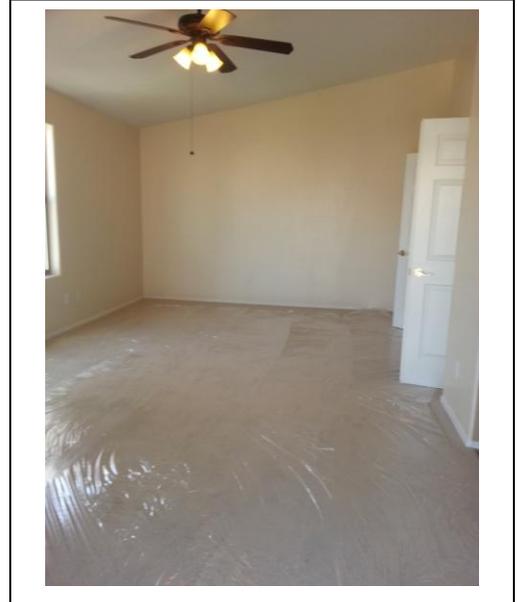


Mastrer Bath





Master Bath



Bedroom 2



Bedroom 3



Bedroom 3



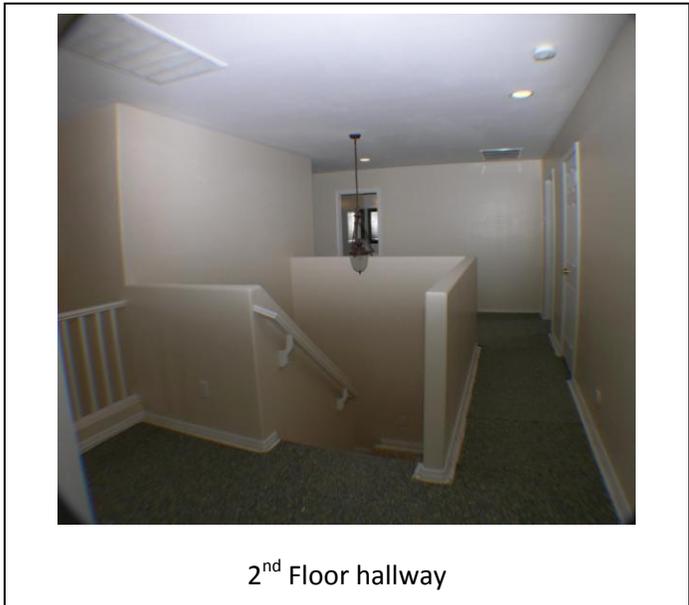
Bedroom 4



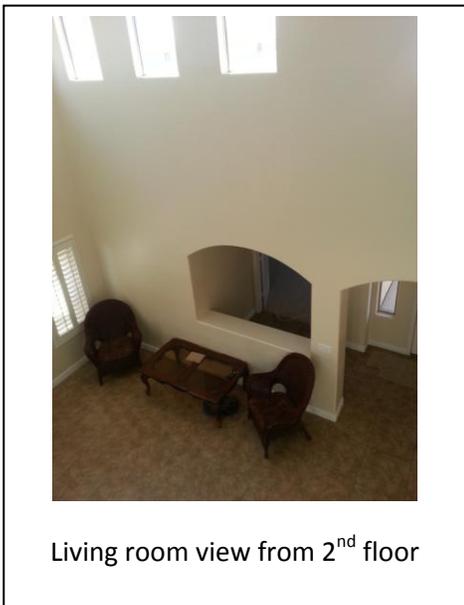
Bedroom 4



Family Bath



2nd Floor hallway



Living room view from 2nd floor



1st floor medallion



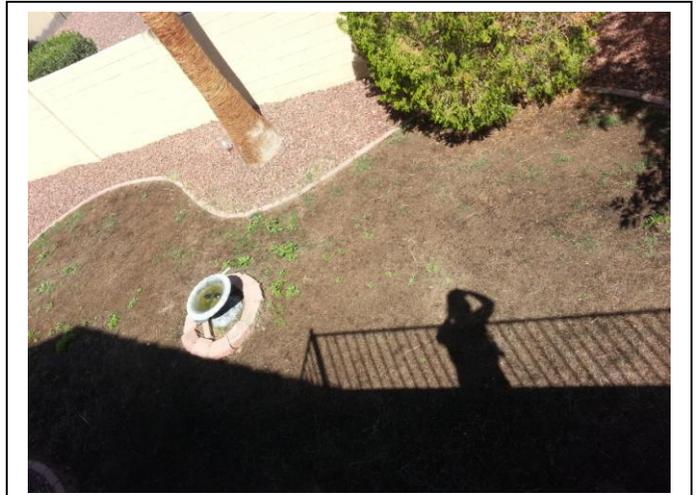
Rear Yard



Rear Yard



Rear Yard



Rear Yard



Garage