

2491756 ER Active / Residential LP: \$ 524,900 Photos:  6

1314 W Culver Street -- Phoenix 85007-1911

Area/Grid: 206 / P34

Beds/Baths: 3 / 3

Listed by: Keith Baker (JB471)

Office: 623-979-3002

DPR Realty(DVPT02)

Pool: No

Home: 602-315-3833

Hun Block: 1500N

SF: 1,773 / Owner

Mobile: 602-315-3833

Year Built: 1930

AN: 111-19-070-

FE: 33FRDXQ2S WOW!!!

Email: bakerkeith@cox.net

Pager: 602-315-3833

Directions: 7th Ave &amp; McDowell S from McDowell on 7th to Willetta, W on Willetta to 13th Ave, S on 13th Ave to Culver, W to home

Absolutely stunning complete remodel in highly desirable FQ Story historic district. Roof, flooring, windows, water heater, A/C, electric, plumbing have all been redone. Guest house (could be fantastic home office) is most recent remodel with travertine, maple cabinets and stainless appliances. Main house features restored real hardwood flooring, steal casement windows and surround sound speakers throughout. Bathrooms in main house boast luxurious appointments with glass tile and limestone finishes. This house is a must see!

REALTOR® Remarks: Staged by showhomes. Knock first, if no answer treat as vacant.

**Additional Showing, Contact and Compensation Information**

To Show: Lockbox-Vacant

Owner/Occupant: Staged By Showhomes / Interim Occ

Co-List Agent:

Email:

Other Office Phone:

Compensation: SA: No / 0 BB: Yes / 3%

Home:

Mobile:

Pager:

Office Fax: 602-926-1402

Variable Commission: No

**Property Information**

Subdivision: Story Plat D

Marketing Name:

Builder: Unknown

Lot #: 21

Master BR: 21x11

BR5: 0x0

Kitchen: 13x10

Lot Size: 1-7,500

BR 2: 13x11

LR: 13x19

Den/Other: 0x0

Planned Community Name:

Model:

BR 3: 20x11

Din Room: 13x13

Phys Challengd:

Fenced: Yes

BR 4: 0x0

Fam Room: 0x0

Horses: No

Single Family-Detached  
Single Level  
Fee Simple  
1601-1800 Sq Ft  
3/4 Bath Master BR  
Master BR Downstairs  
Master BR Walk-In Closet  
Master BR Sitting Room  
1 Fireplace  
No Private Pool  
Spa - None  
Formal Dining Room  
Eat-in Kitchen  
Range/Oven

Refrigerator  
Pantry  
Washer Included  
Dryer Included  
Inside Laundry  
Drinking Water Filtering System  
Pre-Wire for Surround Sound  
Cable TV Available  
Guest Qtrs - Sep Entrance  
Separate Guest House  
Patio  
Storage Shed(s)  
Yard Watering System-Front  
Yard Watering System-Back

Children's Play Area  
Slab  
Brick Construction  
Brick Trim/Veneer Finish  
Comp-Shingle Roof  
Refrigeration  
Gas Heat  
Ceiling Fan(s)  
Multi-Zones  
APS  
SW Gas  
City Water  
Sewer-Public  
Block Fencing

Chain Link Fencing  
Possess-By Agreement  
No Association Fee  
HOA Info-None  
1st Loan-Conventional  
Home Warranty  
New Fin-Cash  
New Fin-Conventional  
Seller Disclosure Available  
Agency Disclosure Required

County: Maricopa

Latitude: 33.462759

Longitude: -112.09038299999999

TimeShare Week Available:

Internet: Y

External Mktg:

County Book/Page:

Plat:

Photo Code: Do Not Take Photo

Twn-Rng-Sct:

Block:

Fenced: Block Fencing, Chain Link Fencing

**School Information**

Elem School: Kenilworth

Jr High School: Phoenix Prep Academy

High School: Central

Elem School District: 1

High School District: 210

**Financial Information**

Equity: \$ 524,900

Taxes/Year: \$1181 / 2005

Downpayment: 0

HomeOwnerAssociation: No / \$ /

Land Lease: \$0 /

PAD Fee: \$0 /

HOA Telephone Number:

Rec Center: //

Total Encumbrances: \$

Total Assum Mo Pymts: \$0

**Listing and Sales Information**

Off Mkt:

Agent Days on Market: 6

Cumulative Days on Market: 6

Back on Mkt:

Pending Date:

Prepared by: Gregory Swann

Information deemed reliable but not guaranteed. Buyer to verify all information.

Wed, Mar 22, 2006 06:41 PM