

Jeanne Davidson cell: 602-826-3697

*Priced for fast sale. Buyer didn't qualify.
Inspection report available upon Request - FHA appraisal already done too!!!!*



**1417 E. Granada Street
Phoenix, Arizona, 85006
\$229,900**

visit
www.SellingHomes.net
for floorplans, pictures & more

Beautifully UPDATED 4 bedroom 2 bath home with tons of new custom kitchen cabinets, 2 under-mount sinks, new Granite counters, new stainless steel stove and dishwasher; plus a large pantry/laundry room formal fireplace living room and pool table sized family room. Dual paned windows with new blinds, tile, wood floors and new carpeting throughout. Large Master bedroom with 2 double closets and new master bath. Freshly painted. Large covered patio, shed, large private yard w/sprinklers and so much more.

Walk to Whittier Elementary School and Coronado Park.

Quiet & centrally located neighborhood in high demand area between the downtown area & business district.

Near bus routes and easily accessible to major highways: 51, 202 and the 10 and the airport makes this an amazing opportunity for any buyer.

YEAR BUILT:	1945	LAND AREA:	8,368 sf.
ROOMS:	8	TAXES:	\$2200
BEDROOMS:	4	GARAGE:	4 off street parking
BATHS:	2	SCHOOL:	Whittier/PHOENIX UNION
LIVING AREA:	2,040	PATIOS:	1 COVERED

NOTICE TO PROSPECTIVE HOME BUYERS:

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.



AGENT:

Phone:



**1417 E. Granada Street
Phoenix, Arizona, 85006
\$249,900**

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Buyers asked and the seller listened. With a 2 car carport coming soon this home is truly complete! Beautifully UPDATED 4 bedroom 2 bath home with tons of new custom kitchen cabinets, 2 under-mount sinks, new Granite counters, new stainless steel stove and dishwasher; plus a large pantry/laundry room formal fireplace living room and pool table sized family room. Dual paned windows with new blinds, tile, wood floors and carpeting throughout. Large Master bedroom with 2 double closets and new master bath. Freshly painted. Large covered patio, shed, large private yard w/sprinklers and so much more.
Walk to Whittier Elementary School and Coronado Park.

Quiet and centrally located family neighborhood between the downtown area and the business district.

Near bus routes and easily accessible to major highways: 51, 202 and the 10 and the airport

YEAR BUILT:	1945/2009	LAND AREA:	8,368 sf.
ROOMS:	8	TAXES:	\$1985
BEDROOMS:	4	GARAGE:	2 carport + 2 off street
BATHS:	2	SCHOOL:	Whittier/PHOENIX UNION
LIVING AREA:	2,040	PATIOS:	1 COVERED REAR

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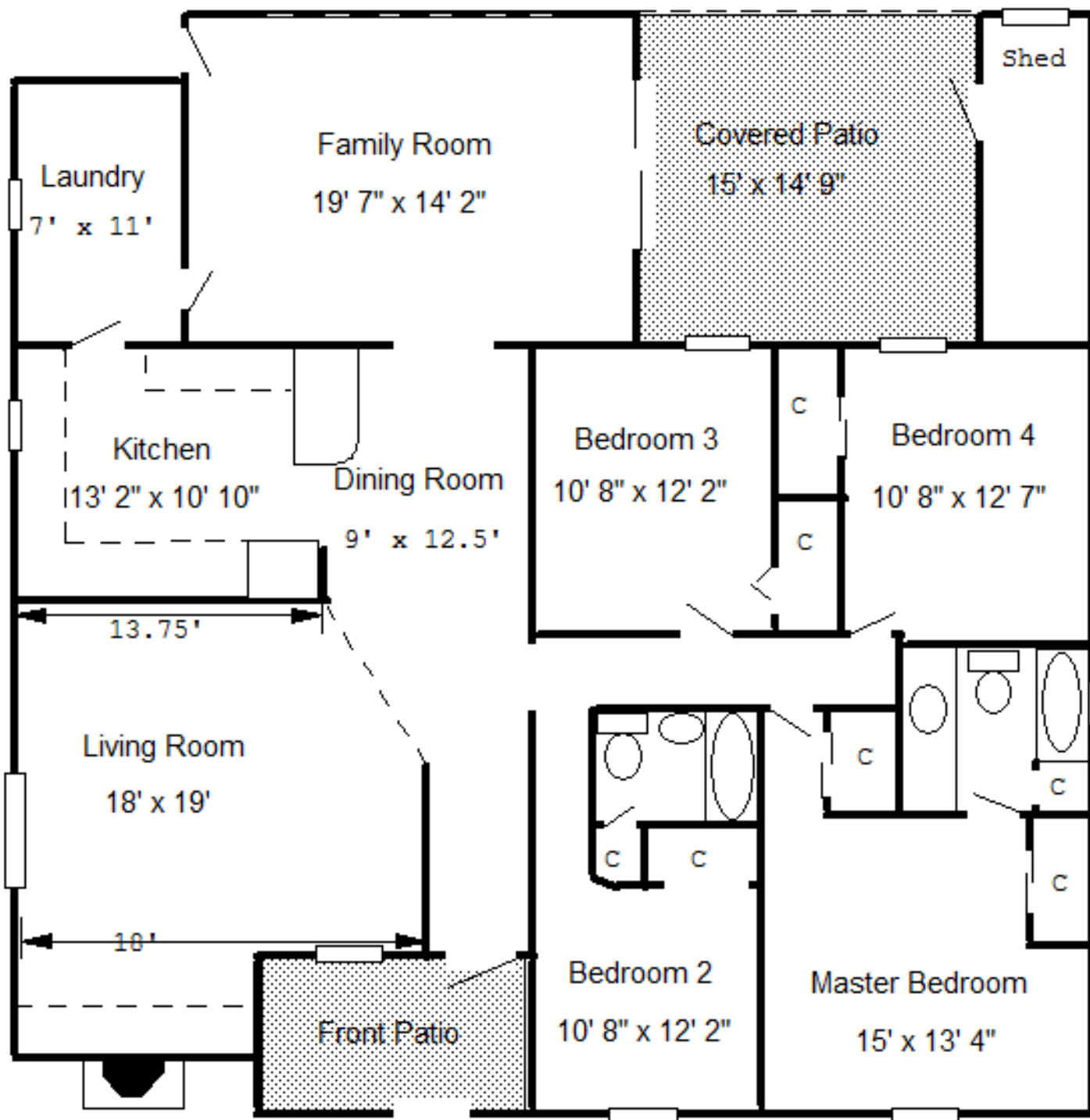
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AGENT:

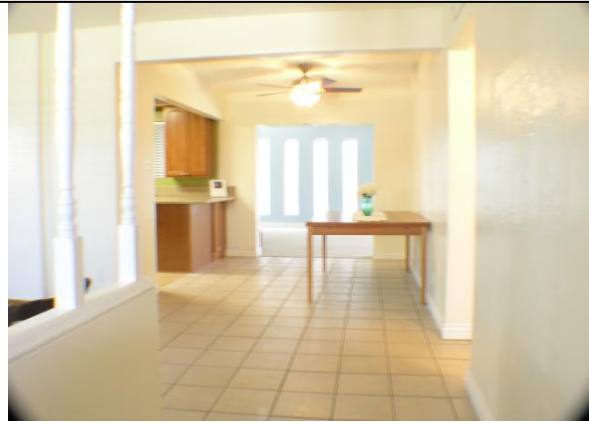
Phone:

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for more info

DIMENSIONS MAY NOT BE EXACT
and should be verified



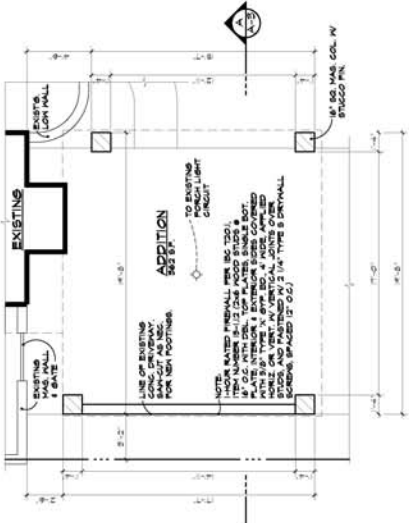
1417 East Granada, Phoenix, 85006



ADDITION TO
THE DAVIDSON RESIDENCE
141 EAST GRANADA ROAD
PHOENIX, ARIZONA 85018

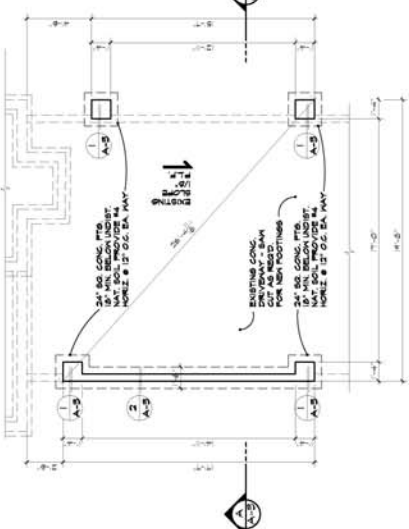
DATE: 11/11/10
DRAWN BY: J.C.
CHECKED BY: J.C.
SCALE: AS SHOWN
PROJECT NO.: 10-00000000
SHEET NO.: 2

2



FLOOR PLAN
(1/4" = 1'-0")

DETAIL NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
FIRE BLOCKING NOTES:
A. ALL PENETRATIONS THROUGH EXISTING OR NEW ROOFING SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
B. ALL INTERSECTIONS BETWEEN EXISTING OR NEW ROOFING SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
ELECTRICAL SYMBOL SCHEDULE
◇ --- GROUND MOUNTED LIGHT FIXTURE

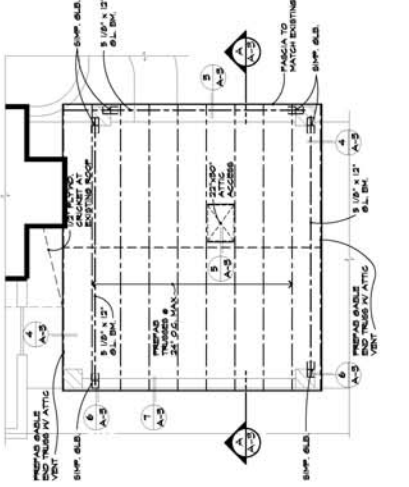


FOUNDATION PLAN
(1/4" = 1'-0")

FOUNDATION PLAN NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
2. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
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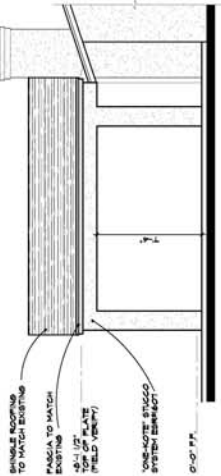


ATTIC VENTILATION CALC.
262 SQ. FT. OF ATTIC
ATTIC VENTILATION REQUIRED:
1. 1/2" SQUARE BIRD VENTS = 400 SQ. IN. PROVIDED
TOTAL ATTIC VENTILATION = 400 SQ. IN. PROVIDED

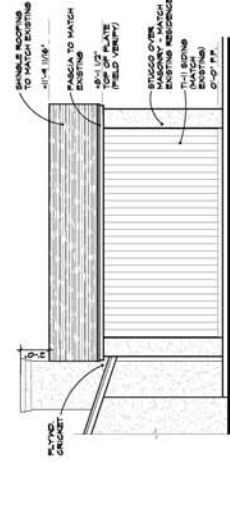


ROOF FRAMING PLAN
(1/4" = 1'-0")

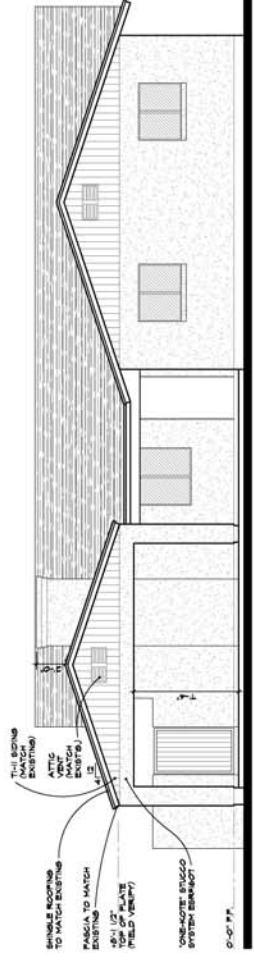
ROOF FRAMING PLAN NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
2. ALL ROOF FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.



RIGHT ELEVATION
(1/4" = 1'-0")



LEFT ELEVATION
(1/4" = 1'-0")



FRONT ELEVATION
(1/4" = 1'-0")

AGENT:

Phone:

1417 E GRANADA RD Phoenix, AZ 85006

Client Report (1) w/garage \$249,90

	4095657 Residential Single Family - no gar/crprt \$229,900 Detached				
	Mar				
Beds/Baths: 4 / 2 SF: 2040 / Year Built: 1945 Pool - Private: No Pool Spa: None EF: 42FRX2CS Lot Size: 7,501 - 10,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: McDowell Park Tax Municipality: Phoenix Marketing Name: McDowell Park Planned Cmty Name: Model: Builder Name: unknown Hun Block: 1500 E Map Code/Grid: P34				
Ele Sch Dist: 001 - Phoenix Elementary District Elementary School: Whittier Jr. High School: Phoenix Prep	High School Dist #: 210 - Phoenix Union District High School: North				
Cross Streets: 13th Street Directions: From McDowell - North on 16th Street and west to property OR North on 13th Street and East to home or N. on 16th and west to home.					
Remarks: Buyers asked-Seller listened. 2 carport/gar being built soon-permits in hand! Renovated charmer in great Central PHX neighborhood. 4 beds/2 baths 2040 sf of remodeled living space. Custom cabinet packed chef's kitchen w/2 sinks, granite & pantry. Expansive FP living room & large bright family room. Master w/updated bath Great Whittier School. Low maintenance lot with entertainer's backyard covered patio, mature citrus trees, wired workshop & alley access. A must see. www.SellingHomes.net for more info					
Kitchen	13 11	Living Room	18 19	Bedroom 3	11 12
Dining Room	9 78	Master Bedroom	15 13	Bedroom 4	11 12
Family Room	20 14	Bedroom 2	11 12	Den/Other Room	7 11
Features Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Carport; Slab; Rear Vehicle Entry; Other (See Remarks) Horses: N Fireplace: 1 Fireplace Property Description: Alley Exterior Features: Covered Patio (s); Storage Shed(s); Pvt Yrd (s)/Crtyrd(s); Childrens Play Area Features: No Interior Steps Flooring: Carpet; Tile; Wood	Room Details Kitchen Features: Range/Oven; Dishwasher; Disposal; Other (See Remarks) Master Bathroom: Full Bth Master Bdrm Laundry: Wshtr/Dry HookUp Only Dining Area: Dining in LR/GR Other Rooms: Family Room Items Updated: Floor Yr Updated: 2008; Floor Partial/F ull: Partial; Roof Yr Updated: 2008; Roof Partial/Full: Full; Kitchen Yr Updated: 2008; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2008; Bath(s) Partial/Full: Full	Construction & Utilities Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Block Roofing: Comp Shingle Fencing: Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail Energy Features: Ceiling Fan(s); Multi-Pane Wndws	County, Tax and Financing County Code: Maricopa Legal Subdivision: MCDOWELL PARK AN: 117-17-131 Lot Number: 11 Town-Range-Section: 2N-3E-33 Cty Bk&Pg Plat: Taxes/Yr: \$ 1,985/2008 Ownership: Fee Simple New Financing: Cash; VA; FHA; Conventional Total AsumMnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow		
Homeowners Assoc: N HOA Name: HOA Telephone:	Homeowner Association Information Assoc Rules/Info: None Association Fee Incl: No Fees		Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0		
Listing Dates Call Interm Occupant for showings and code -	List Price: \$ 229,900 Pricing and Sale Info Jeanne 602-826-3697 or Scott: 602-586-6056		Listing Contract Info Special Listing Condition - member/Agent		