


Client Report

	<b>5977950</b> <b>Active</b> <b>Residential</b> <b>\$449,900</b>	
	1301 E VIRGINIA AVE, Phoenix, AZ 85006	
	<table border="1"> <tr> <td> <b>Subdivision:</b> MARSHALL PLACE  <b>Dwelling Type:</b> Single Family - Detached  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Beds/Bath:</b> 4 / 2.5  <b>Bedrooms Plus:</b> 4  <b>Approx SQFT:</b> 1,900  <b>List Price Sqft:</b> \$236.79  <b>Approx Lot SqFt:</b> 7,606 / County Assessor  <b>Apx Lot Size Range:</b> 7,501 - 10,000  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None                 </td> <td> <b>Encoded Features:</b> 42.5RQO2C7S  <b>Year Built:</b> 1955  <b>APN:</b> 117-22-129  <b>Lot#:</b> 1  <b>Map Code/Grid:</b> P34  <b>Builder Name:</b> UKN  <b>Model:</b>  <b>Bldg Number:</b>  <b>Cumulative DOM:</b> 253  <b>Agent Days On Market:</b> 163  <b>Special Listing Cond:</b> N/A                 </td> </tr> </table>	<b>Subdivision:</b> MARSHALL PLACE <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 4 / 2.5 <b>Bedrooms Plus:</b> 4 <b>Approx SQFT:</b> 1,900 <b>List Price Sqft:</b> \$236.79 <b>Approx Lot SqFt:</b> 7,606 / County Assessor <b>Apx Lot Size Range:</b> 7,501 - 10,000 <b>Pool - Private:</b> No Pool <b>Spa:</b> None
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**Cross Street:** 16th Street and Thomas Rd. **Directions:** SR-51 to Thomas Rd \* West on Thomas Rd to 16th St \* South to Virginia Ave \* West on Virginia Ave \* Home on the SE corner of Virginia Ave and 13th St. \*

Outstanding Remodel with unique designer touches & architectural details. Split plan w/4 bedrooms & 3 baths...Perfect set up for home office, business or guest suite w/separate entrance. Stunning chef's kitchen features quartz counters, upgraded appliances & custom cabinetry. Upscale bathrooms boast quartz counters & enhanced lighting/fixtures. Contemporary interior palette, new Low-E windows, new flooring & 5" baseboards, designer ceiling fans & a spacious open floor plan all under a new roof. Outside enjoy the large corner lot...and never worry about enough parking with the oversized carport PLUS added room for an RV. The Coronado neighborhood offers the experience of urban living right in the heart of Phoenix. Close by are local restaurants, coffee shops, and various cultural activities

<b>Open House Information:</b> 02/23/2020 11:00 AM to 4:00 PM	<b>Listed by:</b> Coldwell Banker Residential Brokerage
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	<b>6031031</b> <b>Active</b> <b>Residential</b> <b>\$496,000</b>	
	1131 E CORONADO RD, Phoenix, AZ 85006	
	<table border="1"> <tr> <td> <b>Subdivision:</b> HOMEWOOD TRACT SUB OF N 337' LOTS 15 &amp; 16  <b>Dwelling Type:</b> Single Family - Detached  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Beds/Bath:</b> 4 / 3  <b>Bedrooms Plus:</b> 4  <b>Approx SQFT:</b> 1,760  <b>List Price Sqft:</b> \$281.82  <b>Approx Lot SqFt:</b> 6,068 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Pool - Private:</b> No Pool  <b>Spa:</b> None                 </td> <td> <b>Encoded Features:</b> 43RDQO2G5S  <b>Year Built:</b> 1935  <b>APN:</b> 117-25-138  <b>Lot#:</b> 10  <b>Map Code/Grid:</b> P34  <b>Builder Name:</b> unk  <b>Model:</b> Early Ranch  <b>Bldg Number:</b>  <b>Cumulative DOM:</b> 23  <b>Agent Days On Market:</b> 23  <b>Special Listing Cond:</b> N/A; Owner/Agent                 </td> </tr> </table>	<b>Subdivision:</b> HOMEWOOD TRACT SUB OF N 337' LOTS 15 & 16 <b>Dwelling Type:</b> Single Family - Detached <b>Exterior Stories:</b> 1 <b># of Interior Levels:</b> 1 <b>Beds/Bath:</b> 4 / 3 <b>Bedrooms Plus:</b> 4 <b>Approx SQFT:</b> 1,760 <b>List Price Sqft:</b> \$281.82 <b>Approx Lot SqFt:</b> 6,068 / County Assessor <b>Apx Lot Size Range:</b> 1 - 7,500 <b>Pool - Private:</b> No Pool <b>Spa:</b> None
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**Cross Street:** 12th Street and McDowell Roads **Directions:** Proceed north on 12TH STREET from McDowell. Turn left (west on Coronado Rd) House is 5th on Left South Side

This house in Coronado has it all. Main house with 3 bedrooms, 2 bathrooms. Two car garage! Master has bathroom and walk in closet. Main house also has full size washer and dryer inside. Detached above the garage is separate living space with it's own bathroom, kitchenette, washer and dryer, and walk in closet. Garage has access from alley, plus you have the entire driveway. This property features the original hardwood floors and coved ceilings. This property within the past 4 years has a new roof, tankless water heater, updated plumbing and electrical, all new ducting, and new air-conditioning unit.

<b>Open House Information:</b> 02/23/2020 10:00 AM to 1:00 PM	<b>Listed by:</b> Realty Executives
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Prepared by Christina Vance

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**Christina Vance**  
**Realtor**  
**480.648.6305**  
**joyofarizona@gmail.com**  
**www.joyofarizona.com**



## Client Report

 <p style="font-size: small; color: gray;">2020 ARMLS</p>	<b>6018976</b>	<b>Active</b>	<b>Residential</b>	<b>\$525,000</b>
	2518 N 11TH ST, Phoenix, AZ 85006			
Subdivision: Fowler Tract Dwelling Type: Single Family - Detached Exterior Stories: 1 # of Interior Levels: 1 Beds/Bath: 3 / 2 Bedrooms Plus: 4 Approx SQFT: 2,045 List Price Sqft: \$256.72 Approx Lot SqFt: 6,669 / County Assessor Apx Lot Size Range: 1 - 7,500 Pool - Private: No Pool Spa: None		Encoded Features: 32R01C1S Year Built: 2019 APN: 117-27-066 Lot#: 137 Map Code/Grid: P34 Builder Name: Custom Model: Bldg Number: Cumulative DOM: 52 Agent Days On Market: 52 Special Listing Cond: Owner/Agent		

**Cross Street:** Thomas and 12th street **Directions:** From Thomas and 12th street go south to Sheridan, west to 11th st north to house on west side of 11th street.

New build in Historic Coronado District. This beautiful home was built according to Historic Preservation guidelines - keeping with the uniqueness and charm of the homes in the neighborhood. You are greeted by a front porch and then upon entering a cozy foyer that leads you to the open concept home. Vaulted ceilings make the home feel spacious, and a living room to entertain or have intimate meals. The kitchen has quartz counters, stainless appliances, a large island and pantry. This 3 bedroom, split floor plan has a master suite with a walk-in closet and a bathroom with a soaking tub and a separate shower. This home has plenty of storage with a linen closet and laundry room that also contains a soft water loop built into the home.

**Open House Information:** 02/23/2020 10:00 AM to 4:00 PM

**Listed by:** Long Realty The FOX Group

 <p style="font-size: small; color: gray;">2019 ARMLS</p>	<b>5994430</b>	<b>Active</b>	<b>Residential</b>	<b>\$539,900</b>
	1342 E HUBBELL ST, Phoenix, AZ 85006			
Subdivision: WOMACK HTS Dwelling Type: Single Family - Detached Exterior Stories: 1 # of Interior Levels: 1 Beds/Bath: 4 / 3 Bedrooms Plus: 4 Approx SQFT: 1,640 List Price Sqft: \$329.21 Approx Lot SqFt: 6,120 / County Assessor Apx Lot Size Range: 1 - 7,500 Pool - Private: No Pool Spa: None		Encoded Features: 43R1C1S Year Built: 1940 APN: 117-23-133 Lot#: 4 Map Code/Grid: P34 Builder Name: Unknown Model: Bldg Number: Cumulative DOM: 126 Agent Days On Market: 126 Special Listing Cond: N/A		

**Cross Street:** 12th Street & McDowell Rd **Directions:** North on 12th St to Hubbell (just past Palm). East on Hubbell 2 blocks to property on left.

Fabulous Historic home, w/New Construction Guest House! Original 1,387 sq ft, 3 bed/2 bath, brick home features polished concrete floors, new kitchen, new baths, recessed lighting and indoor laundry. Steel casement windows have been rehabbed with new hardware. Newly constructed 1 bedroom guest house includes 9ft + ceilings, recessed lighting, it's own indoor laundry, private back yard and complete kitchen. guest house is current rented to tenant fro \$1,375/month. Main house can rent for \$1900/month.

**Open House Information:** 02/23/2020 11:00 AM to 2:00 PM

**Listed by:** HomeSmart

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Client Report

	<b>6018006</b> <b>Active</b> <b>Residential</b> <b>\$555,500</b>
	742 E CORONADO RD, Phoenix, AZ 85006
Subdivision: HURLEY HEIGHTS Dwelling Type: Single Family - Detached Exterior Stories: 1 # of Interior Levels: 2 Beds/Bath: 3 / 2 Bedrooms Plus: 3 Approx SQFT: 1,821 List Price Sqft: \$305.05 Approx Lot SqFt: 8,235 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Pool - Private: No Pool Spa: None	Encoded Features: 32RX1C Year Built: 1920 APN: 117-32-053 Lot#: 23 Map Code/Grid: P34 Builder Name: UNKNOWN Model: Bldg Number: Cumulative DOM: 55 Agent Days On Market: 56 Special Listing Cond: N/A

**Cross Street:** 7th Street and McDowell **Directions:** North from McDowell on 7th Street, 1st street, east side.

Historically, Modern. At the heart of the growing downtown arts community, comes a remarkable opportunity, an expanded and completely remodeled 1920 Coronado neighborhood craftsman historic home. The house, which is on the National Register of Historic Places, has been lovingly and painstakingly remade into a 1821 square foot single family home. Three bedrooms, two baths, modern open designed kitchen/dining room and spacious upstairs loft space for guest/storage/living. Energy efficient windows, upgraded appliances, new HVAC and expanded hardwood floors throughout beautifully blend the function of a modern home with the aesthetics of a traditional craftsman bungalow. A considerable sized backyard awaits your personal touch, just outside the French doors from the master bedroom.

**Open House Information:** 02/23/2020 11:00 AM to 4:00 PM

**Listed by:** Venture REI, LLC

	<b>5956386</b> <b>Active</b> <b>Residential</b> <b>\$655,000</b>
	1301 E SHERIDAN ST, Phoenix, AZ 85006
Subdivision: EDGEEMERE PLACE Dwelling Type: Single Family - Detached Exterior Stories: 1 # of Interior Levels: 2 Beds/Bath: 3 / 2 Bedrooms Plus: 4 Approx SQFT: 2,600 List Price Sqft: \$251.92 Approx Lot SqFt: 8,202 / County Assessor Apx Lot Size Range: 7,501 - 10,000 Pool - Private: No Pool Spa: None	Encoded Features: 32FRDXO1G2S Year Built: 1925 APN: 117-22-055 Lot#: 11 Map Code/Grid: P34 Builder Name: Unknown Model: Bldg Number: Cumulative DOM: 213 Agent Days On Market: 213 Special Listing Cond: N/A

**Cross Street:** 13th Street and Sheridan **Directions:** From I-10--South on 16th Street, west on Sheridan to 13th Street

This BEAUTIFUL Coronado Historic District Home is completely remodeled. This property is currently registered as Class 6.1 owner occupied non-commercial historic with a 50% tax reduction. It invites comfort and elegance. With 2 master bedrooms, a full completed basement with 9 foot ceilings, extra room in basement, generous living space and stylish finishes, you'll enjoy a perfect setting for relaxing and entertaining! The kitchen features a complete stainless built-in Kenmore Pro Kitchen Suite, subway tiled back-splash and granite counter-tops. Must see custom bathrooms! The covered porch and back patio with composite lumber wood deck overlooks the beautiful lush green grass and shade trees-an ideal setting for entertaining or relaxing! This home is COMPLETE QUALITY!! Completely Remodeled

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**Listed by:** My Home Group Real Estate

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Client Report

 <p>2020 ARMLS</p>	<p><b>6027437      Active      Residential      \$680,000</b></p>	
	<p>2021 N 9TH ST, Phoenix, AZ 85006</p>	
	<table border="1"> <tr> <td> <p><b>Subdivision:</b> LOS OLIVOS HEIGHTS  <b>Dwelling Type:</b> Single Family - Detached  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Beds/Bath:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SQFT:</b> 2,026  <b>List Price Sqft:</b> \$335.64  <b>Approx Lot SqFt:</b> 6,700 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Pool - Private:</b> Pool - Private; Fenced Pool  <b>Spa:</b> None</p> </td> <td> <p><b>Encoded Features:</b> 32RPO2C1S  <b>Year Built:</b> 2016  <b>APN:</b> 117-31-182  <b>Lot#:</b> 14  <b>Map Code/Grid:</b> P34  <b>Builder Name:</b> Creative Renovations  <b>Model:</b>  <b>Bldg Number:</b>  <b>Cumulative DOM:</b> 31  <b>Agent Days On Market:</b> 32  <b>Special Listing Cond:</b> N/A</p> </td> </tr> </table>	<p><b>Subdivision:</b> LOS OLIVOS HEIGHTS  <b>Dwelling Type:</b> Single Family - Detached  <b>Exterior Stories:</b> 1  <b># of Interior Levels:</b> 1  <b>Beds/Bath:</b> 3 / 2  <b>Bedrooms Plus:</b> 3  <b>Approx SQFT:</b> 2,026  <b>List Price Sqft:</b> \$335.64  <b>Approx Lot SqFt:</b> 6,700 / County Assessor  <b>Apx Lot Size Range:</b> 1 - 7,500  <b>Pool - Private:</b> Pool - Private; Fenced Pool  <b>Spa:</b> None</p>
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<p><b>Cross Street:</b> McDowell and 7th St <b>Directions:</b> North on 7th St to Monte Vista, East on Monte Vista, South on 9th St to home on East side of street.</p> <p>Modern Construction in Coronado, designed by Joel Contreras, and nearby to restaurants on 7th St. The black aggregate concrete floors, standing seam metal roof, black stainless Kitchen Aid appliances set this home apart with leading edge design details. The kitchen features walnut cabinetry, white quartz counters, and plenty of natural light. The backyard fire pit, shade trellis with bistro lighting, modern pool with baja step, and two car covered parking with electric gate from alley, all add to the experience of living in this convenient location. The master bedroom is generously sized, features walk in closet, and is separate from the other bedrooms. The master bath includes separate shower and floating tub, dual sinks, and vanity mirrors conceal additional storage.</p>		
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