

Customer w/Gallery

<b>Single Family</b> <b>799668 Active</b>		<b>1135 SUNNY RIDGE DR</b> <b>LHC, AZ 86404</b>		 (1)	<b>L\$268,000</b> <input checked="" type="checkbox"/>
	<b>Beds:</b>	3	<b>Res Type:</b>	Single Family	
	<b>Total Baths:</b>	2	<b>Cross Street:</b>	squaw	
	<b>Pool:</b>	No	<b>County:</b>	Mohave	
	<b>Year Built:</b>	1998	<b>Area:</b>	LHC-South	
	<b>Garage Open:</b>	2	<b>Subdivision:</b>	Lake Havasu City	
	<b>Garage Depth:</b>	28-32	<b>Exposure:</b>		
	<b>Garage Spaces:</b>	2 (approx 10X20)	<b>Builder/Manuf:</b>	ABC	
	<b>Garage Dims:</b>	16x7x30	<b>New Constr:</b>	No	
	<b>Garage SqFt:</b>		<b>Est. Date Compl:</b>		
	<b>Apx Liv SqFt:</b>	1,553	<b>Zoning:</b>	Single-Family Residential	
<b>Apx Lot Dims:</b>	80x126	<b>Fireplace:</b>			
<b>Full Baths:</b>	2	<b>3/4 Baths:</b>	0	<b>Half Baths:</b>	0
<b>Apx. Total SqFt:</b>		<b>Lot SqFt:</b>	10,419.0	<b>Apx. Acres:</b>	
				<b>Split BR:</b>	Yes
				<b>Handicap:</b>	
<b>FEATURES</b>					
<b>Int Features:</b>	Ceiling Fan(s) , Counters-Laminate , Eat in Kitchen , Pantry , Walk-In Closet(s)				
<b>Ext Features:</b>	Landscape-Front Yard , Motor Home Hookups , Patio Covered				
<b>Appliances:</b>	Dishwasher , Disposal , Garage Door Opener(s) , Microwave , Oven/Range-Electric , Refrigerator , RO System-Own , Water Heater-Elec , Water Softener-Own				
<b>Lot Desc:</b>	Level				
<b>Master BR/BA:</b>	1 Master Suite		<b>Garage/Park:</b>	Attached , Door - 7Ft	
<b>Style:</b>	1 Story		<b>Roof:</b>	Tile	
<b>Heat/Cool:</b>	Cooling-Central Elec , Heating-Central Elec		<b>Floor:</b>		
<b>Fireplace:</b>			<b>Water/Sew:</b>	Septic System , Water-City	
<b>Laundry Hkp:</b>	House		<b>Electric/Gas:</b>	110 Volt , 220 Volt	
<b>Construction:</b>	Stucco , Wood Frame		<b>Fencing:</b>	Back Yard Only , Chain Link	
<b>Comm Amen:</b>			<b>Other Room:</b>		
<b>Lockbox Loc:</b>	Hose Bib		<b>Terms:</b>	1031 Exchange , Cash , Conventional	
<b>Docs on File:</b>	SPDS				
<b>APPROXIMATE ROOM DIMENSIONS</b>					
<b>Living Rm:</b>	17 X 16	<b>Dining Room:</b>	12.6 X 9.3	<b>Kitchen:</b>	12 X 9
<b>Den:</b>		<b>Family Room:</b>		<b>AZ Room:</b>	
<b>MBR:</b>	12.6 X 16	<b>BR 2:</b>	11.6 X 10	<b>BR 3:</b>	11.6 X 10
<b>BR 4:</b>		<b>Other 1:</b>		<b>Other 2:</b>	
<b>Comm Name:</b>		<b>Unit ID:</b>		<b>Occ. Restricts:</b>	
<b>Public Rems:</b>	Great 3br 2 ba split plan. Home shows well. Room to park the RV on the side. Nice back yard with plenty of room. Eat in kitchen with bar.				
<b>Directions:</b>	Oro Grande or So McCulloch to Buena Vista to Sunny ridge				
<b>Taxes:</b>	\$1027.8	<b>Tax Year:</b>	2006	<b>Parcel ID:</b>	111-15-214
<b>Tract/Blk/Lot:</b>	2201/13/7	<b>Assmnt Type:</b>		<b>Assessment:</b>	\$
<b>HOA/Dues:</b>	No/ \$	<b>Ann/Qtr/Mthly:</b>		<b>SqFt Source:</b>	Tax Roll
<b>Home Warranty:</b>		<b>Map Coord:</b>		<b>GPS Coord:</b>	
<b>Flood Plain:</b>	No	<b>Possession:</b>		<b>Twp/Rng/Sec:</b>	13N/ 19W/ 16
<b>PREPARED BY</b>					
	<b>Prepared by: Tim Rath</b>		<b>Email : TRATH@FRONTIERNET.NET</b>		
	<b>Selman And Associates</b>		<b>Direct Ph# : (928) 486-6773</b>		
	<b>387 S LAKE HAVASU AVENUE #101</b>		<b>Other Ph# : (928) 855-5555</b>		
	<b>LAKE HAVASU CITY, AZ 86403</b>		<b>Fax Ph# : (928) 855-0167</b>		
					
<a href="#">(null)</a>					
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