

Customer w/Gallery





Single Family 806145 Active		3250 Horseshoe Canyon LHC, AZ 86406		 (9)	L\$329,900 <input checked="" type="checkbox"/>
	Beds:	3	Res Type:	Single Family	
	Total Baths:	2	County Street:	Round Up	
	Pool:	No	Country:	Mohave	
	Year Built:	2008	Area:	LHC-South Central	
	Garage Open:	3	Subdivision:	Lake Havasu City	
	Garage Depth:	Over 50	Exposure:		
	Garage Spaces:	3 (approx 10X20)	Builder/Manuf:	ESMAY	
	Garage Dims:	16x9x30 12x12x55	New Constr:	Yes	
	Garage SqFt:		Est. Date Compl:	01/31/2008	
	Apx Liv SqFt:	1,420	Zoning:	Single-Family Residential	
Apx Lot Dims:		Fireplace:			
Full Baths:	2	3/4 Baths:	0	Half Baths:	0
Apx. Total SqFt:		Lot SqFt:		Apx. Acres:	
				Split BR:	Yes
				Handicap:	
FEATURES					
Int Features:	Cable Wired , Casual Dining , Ceiling Fan(s) , Counters-Granite/Stone , Rear Kitchen				
Ext Features:	Fruit Trees , Patio Covered				
Appliances:	Dishwasher , Disposal , Garage Door Opener(s) , Microwave , Oven/Range-Electric , Water Heater-Elec				
Lot Desc:	Level				
Master BR/BA:	Shower Only		Garage/Park:	Attached , Motor Home Garage , Door - 9Ft , Door - 12Ft	
Style:	1 Story , Santa Fe		Roof:		
Heat/Cool:	Cooling-Central Elec , Heating-Central Elec		Floor:	Tile-Ceramic , W/W Carpet	
Fireplace:			Water/Sew:	Sewer-City , Water-City	
Laundry Hkp:	House		Electric/Gas:	110 Volt , 220 Volt	
Construction:	Stucco , Wood Frame		Fencing:	Block , Partial Fencing	
Comm Amen:			Other Room:		
Lockbox Loc:	Hose Bib		Terms:	1031 Exchange , Cash , Conventional	
Docs on File:					
APPROXIMATE ROOM DIMENSIONS					
Living Rm:	14.6 X 18	Dining Room:		Kitchen:	11.4 X 12
Den:		Family Room:		AZ Room:	
MBR:	15.4 X 14.10	BR 2:	11.10 X 13	BR 3:	11.6 X 13
BR 4:		Other 1:		Other 2:	
Comm Name:		Unit ID:		Occ. Restricts:	
Public Rems:	This is a great home with very nice upgrades. Alderwood Doors, Custom Cabinets, Granite Counters. Extensive use of tile on floors. Tiled baths. Huge Garage with 12 ft door and over 50 ft deep. Full length covered patio. Quality Built home by Esmay Construction. Owner/Agent				
Directions:	Jamaica to Round Up to Horseshoe Canyon				
Taxes:	\$0	Tax Year:	2007	Parcel ID:	105-13-302
Tract/Blk/Lot:	2165/13/6A	Assmnt Type:		Assessment:	\$
HOA/Dues:	No/ \$	Ann/Qtr/Mthly:		SqFt Source:	Blueprint
Home Warranty:		Map Coord:		GPS Coord:	
Flood Plain:	No	Possession:	At Close	Twp/Rng/Sec:	13N/ 20W/ 12
PREPARED BY					
	Prepared by: Tim Rath		Email : TRATH@FRONTIERNET.NET		
	Selman And Associates		Direct Ph# : (928) 486-6773		
	387 S LAKE HAVASU AVENUE #101		Other Ph# : (928) 855-5555		
	LAKE HAVASU CITY, AZ 86403		Fax Ph# : (928) 855-0167		
	(null)				
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Photo Gallery List# R806145AC





Front View from street



Court Yard Entrance



Granite Counter Tops



WARDEX



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Tiled Guest Bath

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Full Length Patio

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RV Garage over 50 deep

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2 car 32 ft deep

WARDEX

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