



**2839334 ER Active / Residential LP: \$195,000**  
**1264 W OAKLAND ST Chandler** Open House: **No**  
**85224-**  
 Lot #: **71**  
 Area/Grid: **506 / T38** Hun Block: **1200W**  
 Beds/Baths: **3 / 2** SF: **1,200 / Assessor**  
 Lot Size: **1-7,500**  
 AN: **203-48-180-** Year Built: **1973**  
 FE: **32R1C** Pool: **No**  
 Photos: **6**  
 Listed by: **Allyn B Barnum (AB036)** Email: **abarnum@teambarnum.com**  
 Office: **480-883-9800** Mobile: **602-369-6000**  
 Home: **602-369-6000** Pager: **480-895-6363**  
**Re/Max Elite(RMET05)**

Directions: ALMA SCHOOL & RAY SOUTH TO ERIE, WEST ON ERIE TO CENTRAL, NORTH ON CENTRAL, WEST ON OAKLAND TO PROPERTY

\*\*\*BUYER INCENTIVE 6%\*\*\*PRISTINE\*\*\*PERFECT\*\*\*BRING YOUR FUSSIEST BUYERS!!! SHARPEST AFFORDABLE SINGLE FAMILY HOUSE AROUND. CENTRAL CHANDLER LOCATION, REMODELED AND PRICED TO SELL, EASY SHOW, VACANT ON LOCKBOX - COME SEE ALL THIS HOME HAS TO OFFER WHICH INCLUDES NEW CABINETS, COUNTERTOPS, STAINLESS STEEL APPLIANCES, CERAMIC TILE, BERBER CARPET, 2' BLINDS, NEW PLUMBING FIXTURES, NEW LIGHT FIXTURES, NEW ROOF SHINGLES, FRESH PAINT INSIDE AND OUT, BLOCK FENCE, VERY PRIVATE HUGE YARD, NICELY LANDSCAPED. FIGS AND MEAS APPROX. TRANSNATION TITLE, PLEASE, OWNER/AGENT

REALTOR® Remarks: IGNORE DAYS ON THE MARKET!!! FELL OUT OF ESCROW. 6% BUYER INCENTIVE WITH PREFERRED LENDER ONQ FINANCIAL. WON'T FIND A BETTER SINGLE FAMILY HOUSE IN CHANDLER FOR THIS PRICE - LET'S TALK!

**Additional Showing, Contact and Compensation Information**

To Show: **Lockbox-Vacant**  
 Owner/Occupant: **OWNER/AGENT / Vacant**  
 Co-List Agent: **Stephannie Hennessey(SH231)** Home: **480-510-9318** Mobile: **480-510-9318**  
 Email: **shennessey1@cox.net** Pager:  
 Other Office Phone: Office Fax: **480-383-6806**  
 Compensation: SA: **No / 0** BB: **Yes / 3%** Variable Commission: **No**

**Property Information**

Subdivision: <b>CENTRAL ESTATES</b>	Marketing Name:	Planned Community Name: <b>CENTRAL ESTATES</b>
Township - Range - Section: - -	Plat:	Block:
Builder: <b>CENTRAL</b>	Model:	Fenced: <b>Yes</b>
Master BR: <b>12X11</b>	BR 3: <b>13X8</b>	BR 4: <b>0</b>
BR5: <b>0</b>	Din Room: <b>0</b>	Fam Room: <b>0</b>
Kitchen: <b>16X13</b>	Den/Other: <b>0</b>	Horses: <b>No</b>

<b>Single Family-Detached Refrigerator</b>	<b>Refrigeration</b>	<b>No Association Fee</b>
<b>Single Level</b>	<b>Electric Heating</b>	<b>HOA Info-None</b>
<b>Fee Simple</b>	<b>Sunscreen(s)</b>	<b>1st Loan-Treat as Free &amp; Clear</b>
<b>Ranch</b>	<b>Ceiling Fan(s)</b>	<b>Owner/Agent</b>
<b>1001-1200 Sq Ft</b>	<b>SRP</b>	<b>New Fin-Cash</b>
<b>3/4 Bath Master BR</b>	<b>City Water</b>	<b>New Fin-Conventional</b>
<b>No Fireplace</b>	<b>Sewer-Public</b>	<b>Agency Disclosure Required</b>
<b>No Private Pool</b>	<b>Sewer-In and Connected</b>	
<b>Spa - None</b>	<b>City Services</b>	
<b>Eat-in Kitchen</b>	<b>Block Fencing</b>	
<b>Breakfast Bar</b>	<b>North/South Exposure</b>	
<b>Range/Oven</b>	<b>Alley</b>	
<b>Dishwasher</b>	<b>Possess-By Agreement</b>	
<b>Washer/Dryer Hook-up Only</b>		
<b>Cable TV Available</b>		
<b>High Speed Internet Available</b>		
<b>Great Room</b>		
<b>Covered Patio(s)</b>		
<b>Yard Watering System-Front</b>		
<b>Yard Watering System-Back</b>		
<b>1 Car Carport</b>		
<b>Separate Storage Area(s)</b>		
<b>Block Construction</b>		
<b>Painted Finish</b>		
<b>Comp-Shingle Roof</b>		

**Items Updated**

Baths/2007/Partial      Flooring/2007/Full      Kitchen/2007/Full      Plumbing/2007/Partial  
 Roof/2007/Partial

**School Information**

Elem School: **Erie**      Jr High School: **Andersen, John M.**      High School: **Chandler**  
 Elem School District: **80**      High School District: **80**

**Financial Information**

Equity: **\$195,000**      Taxes/Year: **\$976 / 2006**      Downpayment: **0**  
 HomeOwnerAssociation: **No / \$ /**      Land Lease: **\$0 /**      PAD Fee: **\$0 /**  
 HOA Telephone Number:  
 Rec Center: //

**Listing and Sales Information**

Off Mkt:

Back on Mkt: **2/20/2008**

[Archive History Report](#)

Pending Date:

Prepared by: [Kyle Wyloge](#)

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

Tue, May 27, 2008 01:28 PM