


4019 E Alhambra Place Tucson, AZ 85711 Pima Pima County GIS   Pima County Assessor		21205498 Residential Closed 164,900	
Charter Capital Realty Patrick Connor PO Box 64906 Tucson, AZ 85728 chartercapital@prodigy.net  520-275-7106 520-275-7106 520-825-6942			
<b>Property Sub-Type:</b> Single Family <b>Area:</b> Central <b>Town/Rng/Sec:</b> Town/Rng/Sec: 14/14/10 <b>Subdivision:</b> Alvernon Addition <b>Municipality/Zoning:</b> Tucson - R1 <b>Fire Prot Incl Taxes:</b> Yes <b>Range Max/MIN:</b> 178,900 164,900 <b>HOA Fee Amt P/Month:</b> 0 <b>Year Built:</b> 1947	<b>Construction Status:</b> Existing <b>Cross Block:</b> 700 - N <b>Taxes:</b> 2,078.24 <b>TAR/MLS Keysafe:</b> Yes <b>Assessments:</b> 0 <b>HOA Frequency:</b>	<b>List Price/SqFt:</b> 114.51 <b>Tax Code:</b> 126-06-1820 <b>Community:</b> None <b>Tax Year:</b> 2010 <b>Home Protection Plan:</b> No <b>REO:</b> No <b>Short Sale:</b> No <b>Ownership:</b> FEE (Simple)	
<b>Full Baths:</b> 1 <b>3/4 Baths:</b> 1 <b>1/2 Baths:</b> 0 <b>1/4 Baths:</b> 0 <b>Total Baths:</b> 2 <b>Combined SqFt:</b> 1,440 <b>Source of SqFt:</b> Assessor <b>Builder Name:</b>	<b>Bedrooms:</b> 2 <b>List Price/SqFt:</b> 114.51 <b>Lot Sqft:</b> 10,890 <b>Lot Acres:</b> 0.25 <b>Lot Size Price/SqFt:</b> 15.14 <b># of Garage Spaces:</b> 1 <b># of Carport Spaces:</b> 0 <b># of Covered Prkng:</b> 1	<b># of Fireplaces:</b> 0 <b># of Stories:</b> 1 <b>School District:</b> TUSD <b>Elementary School:</b> Howell <b>Middle School:</b> Vail <b>High School:</b> Rincon <b>Municipal Flood Req:</b> <b>FEMA Flood Ins Req:</b> No	
<b>Remarks:</b> Seller will counter or accept offers between \$164,900-\$178,900. Absolutely charming 1947 perfectly located CENTRAL COTTAGE that is the "beauty" of this Peter Howell Neighborhood; a few steps from Alvernon Park, just off the 3rd street UofA Bike Route, & 1 mile from Reid Park. As you drive up, you will fall in love, walk up the steps to your cute front porch; inside a 2BR 2BA home w/ORIGINAL HARDWOOD FLOORS, custom shutters, glass doorknobs, delightful retro black & white kitchen, spacious AZ Room with stained concrete floors & 6 large windows overlooking your HOLLYWOOD SIZED POOL. A wonderful covered back patio is waiting to entertain, relax & enjoy your favorite beverage. Cozy GUEST QUARTERS off the pool area for visitors. Truly a rare find in midtown w/POOL, GARAGE, HUGE 1/4 ACRE LOT! <b>Legal Description:</b> Alvernon Add Block 7 Lot 11 <b>Directions:</b> East on 5th Street from Alvernon. North on Longfellow (past 4th st) to Alhambra. East on Alhambra to address. <b>Miscellaneous:</b> Adult Community: No; Athletic Facilities: No; Basement: No; Cable Available: Yes; Deed Restrictions: Yes; Disability Adapted: No; Dividable Lot: No; Fix Up: No; Gated Community: No; Horse Facilities: No; Horses Allowed: No; Interior Steps: Yes; On Golf Course: No; Paved Street: Yes; Split Bedroom Plan: No; Split Level: No; Subdivided Lots: Yes			
<b>Air Conditioning:</b> Central <b>Breakfast:</b> None <b>Construction:</b> Masonry Stucco <b>Certifications:</b> <b>Documents:</b> <b>Dining Room:</b> Area <b>Evap Cooler:</b> Zone <b>Environmental Discl:</b> Military Airport Vct; Public Airport Vcty <b>Energy Efficiency:</b> <b>Extra Room:</b> Arizona Room <b>Facilities:</b> None <b>Floor Covering:</b> Ceramic; Concrete; Wood <b>Fence:</b> Wood <b>Location Fireplace:</b> None <b>Living Areas:</b> None	<b>Financial Status:</b> REO: No; Short Sale: No <b>Guest Facilities:</b> Quarters <b>Green Features:</b> <b>Gas:</b> SWG <b>Heating:</b> Forced Air - Gas <b>Indoor Envir Quality:</b> <b>Laundry:</b> Room <b>Landscape - Front:</b> Low Care <b>Location, Lot Design:</b> <b>Landscape - Rear:</b> Grass <b>Mobile Home:</b> <b>New Construction:</b> <b>Other Green Features:</b>	<b>Pool:</b> Conventional <b>Patio:</b> Covered <b>Resource Efficiency:</b> <b>Roof:</b> Comp Shingle <b>RV Parking:</b> Space Available <b>Security:</b> None <b>Spa:</b> None <b>Sewer:</b> Connected <b>Terms:</b> Cash; Conventional; FHA; Submit <b>View:</b> Mountain <b>Window Cover:</b> Stay <b>Water Efficiency:</b> <b>Water:</b> City Water	
<b>Down Payment:</b> <b>Seller Pd Fin Costs:</b>	<b>Financing:</b> FHA <b>Seller Pd Repairs:</b>	<b>Sold Price Sqft:</b> 121.53 <b>Sold Date:</b> 04/10/2012 <b>List Price Sqft:</b> 114.51	<b>Sold Price:</b> 175,000 <b>Selling Comments:</b> <b>Lot Sz Sold Prc/SqFt:</b> 16.07

Listing Provided Courtesy Of : Morado Canyon Realty

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