



Presented By:	Pat Connor/ Charter Capital Realty	Office:	Charter Capital Realty
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Residential Detail Report (Client)

Listings as of 09/11/07 at 5:33pm

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MLS#: 2328938	Type: Single Family Res.	Sold	SP: \$1,480,000	LP: \$1,700,000
<p>See Additional Pictures</p>	SqFt+/-: 5373	Source: Assessor	TRS: 14 16 4	
	Year Built: 1996	Area: NE - Northeast	Acres+/-: 10.200	
	Municipality/Zoning: Pima County - SR		Assessments: 0	
	County: Pima	Lot Dimensions: 789x400x600x480x341	Ownership: Fee (Simple)	
	Year/Taxes: 2002 / \$7,569	Tax Code: 205-46-00505	Flood Ins. Req'd.: No	
	Assoc. Fee/Month: \$0	Freq.Paid:	Fire Protect in Taxes: No	
	School District: Tanque Verde			
	High: Sabino			
	Middle: Emily Gray			
	Elem: Tanque Verde			
Terms: Cash	Subdivision: Unsubdivided		Cross Block: 12000 - East	
Community:				

1810 N Wentworth Rd **Unit:** **City:** Tucson **State:** AZ **Zip:** 85749-9801
Directions: E on Tanque Verde past 49er Country Club,S on Wentworth, E at tan entry gate, down road on right side

Legal: See Tax codes 205-46-0055 and 205-46-005Q Long legal available at listing office.

Bdrm: 4	Pool: Conventional	Style: Santa Fe	A/C: Zone	Garage: 3	=LOANS =
Bath: 5 (2 3 0 0)	Spa: Conventional	#Story: 1	Evap: Zone	Carpport: 0	Bal.:
Dining: Formal	WindwCov: Stay	SplitLvl: No	Heat: FAG	Gated: No	Interest:
FamRm: Great Room	IntStep: No	PavedSt: No	Gas: SWG	HrseAlwd: Yes	Qualify:
Brkfst: Area	SplitBdrm: Yes	DivdLot: Yes	Water: City	HrseFac: Yes	Assume: No
GuestFac: House	Basement: No	SubLot: No	Sewer: Septic	FrtLand: Desert	Payment:
Laundry: Room	HmeProt: no	DeedRs: Yes	Cable: No	RrLand: Combo	Lvl Pmt:
#FirePlaces: 5	FP Location: Kitchen, Living Room, Master Bedroom, Other, Patio	View: Mountain		Fixup: No	Type:
Patio: Covered					Lender:
Floor Covering: Carpet, Other					Loan#:
Construction: Frame Stucco					Other Loans
Roof: Built Up-Reflect					Bal:
Fence: Other					Cash to Avail
Security: Alarm Installed					Fin: \$1700000
RvParking: Combo	Features:				
Disability Adapted: No	Athletic: No	Facilities: None			
OnGolfCourse: No					

Environmental: Flood Plain, Military Airprt Vcty

Extra Room: Den, Storage

Appliances: Alarm, Disposal, Dryer, Dishwasher, Garage, Home Theatre, Microwave, Oven/Stove, Refrigerator, Satellite Dish, Satellite Controls, Washer

Remarks: 10 Acre country paradise--Lovely custom Santa Fe, caretaker cottage, 10 stall barn, white fenced paddocks & rings. Home features flagstone floor, huge viga beams & latilla ceilings, gourmet kitchen w/ granite & all whistles and bells. Quality rarely seen in today's marketplace. Fabulous pool and party area. Extensive grounds. It is quiet here...

Listing Office: Prickly Pear Realty

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