

## Customer Display

Single Family 926044 Active with Contingency		2900 Sidewheel Dr Bullhead City, AZ 86429		L\$649,000 <input type="checkbox"/>	
	<b>Beds:</b>	4	<b>Cross Street:</b>	Riverport Dr	
	<b>Total Baths:</b>	4	<b>County:</b>	Mohave	
	<b>Pool:</b>	No	<b>Area:</b>	14-Bullhead City	
	<b>Year Built:</b>	2017	<b>BHC Sub-Area:</b>	H	
	<b>Garage:</b>	3	<b>Sub/Comm:</b>	Laughlin Ranch Black Mountain	
	<b>Apx Garage Depth:</b>	Over 50	<b>Exposure:</b>	E	
	<b>Garage Spaces:</b>	4 (approx 10X20)	<b>Builder/Manuf:</b>	Colorado River Homes	
	<b>Garage Dims:</b>	29 x 29 x 16 x 60	<b>New Constr:</b>	Yes	
	<b>Apx Garage SqFt:</b>	1879	<b>Permit Issued:</b>	Yes	
	<b>Apx Liv SqFt:</b>	2,682	<b>Est. Date Compl:</b>	01/31/2018	
	<b>Apx Lot Dims:</b>	108x155x127x157	<b>Zoning:</b>	R1L Res: Single Family Limited	
	<b>Price/Sqft:</b>	\$241.98	<b>Fireplace:</b>	No	
			<b>Other Options:</b>		
<b>Full Baths:</b>	2	<b>3/4 Baths:</b>	2	<b>Half Baths:</b>	0
<b>Apx. Total SqFt:</b>	2,682	<b>Lot SqFt:</b>	17,860.0	<b>Apx. Acres:</b>	.41
<b>Green Features:</b>	Yes				
<b>FEATURES</b>					
<b>Int Features:</b>	Breakfast Bar , Casual Dining , Ceiling Fan(s) , Counters-Granite/Stone , Data Wiring/Cat 5 , Garden Tub , Kitchen Island , Pantry , Security Wired , Surround Sound Wired , Walk-In Closet(s) , Open Floor Plan				
<b>Ext Features:</b>	Landscape-Front Yard , Motor Home/RV Hookups , Watering System				
<b>Appliances:</b>	Dishwasher , Disposal , Garage Door Opener(s) , Microwave , Oven/Range-Gas , Water Heater-Natural Gas				
<b>Lot Desc:</b>	Corner Lot , Cul-de-sac , Curb and Gutter , Irregular , View-Casino , View-Lake , View-Mountains , View-Panoramic , Rd Maintained-Private				
<b>Master BR/BA:</b>	1 Master Suite , Dual Sinks , Master on Main Floor , Separate Tub/Shower		<b>Garage/Park:</b>	Attached , Finished , Door - 14+ Ft Height , Air Conditioned , Motor Hm/RV 10x12Ft +door	
<b>Style/Type:</b>	Site built 1 Story		<b>Roof:</b>	Tile	
<b>Heat/Cool:</b>	Cooling-2+ Units , Heat Pump		<b>Floor:</b>	Tile , Carpet	
<b>Fireplace:</b>			<b>Water/Sew:</b>	Sewer , Water-City	
<b>Laundry Hkp:</b>	Utility Room		<b>Utilities:</b>	110 Volt , 220 Volt , Natural Gas , Underground Utilities	
<b>Construction:</b>	Stucco , Wood Frame		<b>Fencing:</b>	Back Yard , Block , Wrought Iron	
<b>Comm Amen:</b>	Gated		<b>Other Room:</b>	Utility Room	
<b>Lockbox Loc:</b>	Hose Bib		<b>Terms:</b>	Cash , Conventional	
<b>Green Feat:</b>	Programmable Thermostat , Hard Surface Floors , Low-E Windows , Formaldehyde Free Cabinet				
<b>APPROXIMATE ROOM DIMENSIONS</b>					
<b>Living Rm:</b>	<b>Dining Room:</b>		<b>Kitchen:</b>		
<b>Den:</b>	<b>Family Room:</b>		<b>AZ Room:</b>		
<b>MBR:</b>	<b>BR 2:</b>		<b>BR 3:</b>		
<b>BR 4:</b>	<b>Other 1:</b>		<b>Other 2:</b>		
<b>Comm Name:</b>	<b>Unit ID:</b>		<b>Occ. Restricts:</b>		None
<b>Public Rems:</b>	This home was custom designed to take advantage of the fabulous VIEWS from all living spaces. 4 bedroom, 4 bath home. All bedrooms have an en-suite bath. Open living concept with large great room. Island in kitchen provides seating for entertaining. This home will have granite or quartz counters throughout, stainless steel appliances, tile or stone flooring in great room, baths and walk ways, carpet in bedrooms only, Santa Fe hand textured finish on walls, top of the line finishes through out. Floor to ceiling tile or stone in all showers. Jetted tub in master bath. The RV garage is 60' deep, 16' wide, 16' high ceiling and a 14' door, and also has A/C, soft water loop and 220 service on both sides of garage. In addition there is a 3 car, boat deep garage. LED lighting through out. This VIEW home site is pre-wired for pool sub-panel in rear yard. Quality construction, entire home is sheered, radiant barrier attic, stamped concrete patio and driveways. Energy efficient home, designer ready for you to pick your colors!. New Video Virtual Tour Added on December 31st 2018. Owners are licensed real estate broker and agent in Arizona.				
<b>Directions:</b>	Take Bullhead City Parkway and turn right onto Laughlin Ranch Blvd. Turn Left onto Riverport Dr. Turn right and enter gate on Sidewheel Dr. Go straight and home will be on the hill on the right				
<b>Property URL:</b>					
<b>Taxes:</b>	\$317	<b>Tax Year:</b>	2016	<b>Parcel ID:</b>	213-82-059
<b>Tract/Bik/Lot:</b>	5127/N/A/104	<b>Assmnt Type:</b>		<b>Home Warranty:</b>	New Home
<b>HOA/HOA Dues:</b>	Yes/ \$309	<b>HOA Paid:</b>	Qtr	<b>SqFt Source:</b>	Builder
<b>Assessments/Assessment \$:</b>	No/ \$	<b>Map Coord:</b>		<b>GPS Coord:</b>	
<b>Flood Plain:</b>	No	<b>Possession:</b>	At Close	<b>Twp/Rng/Sec:</b>	20N/ 21W/ 8
<b>DOM/CDOM:</b>	322/322	<b>HOA Mgmt:</b>	D&E Management	<b>Pend Date:</b>	
<b>Closing Date:</b>					
<b>PREPARED BY</b>					
		<b>Prepared by: Steven Brasher</b> US Southwest LLC 3767 Highway 95 Bullhead City, AZ 86442		<b>Email :</b> steve@ussw.net <b>Direct Ph# :</b> (928) 763-2288 <b>Other Ph# :</b> (928) 234-2282 <b>Fax Ph# :</b> (928) 763-4356	