

## Customer Display

Single Family 936603 Active		2454 E Saguaro Dr Mohave Valley, AZ 86440		 (25)		L\$160,000 <input type="checkbox"/>					
		<b>Bed:</b> 3 <b>Total Baths:</b> 2 <b>Pool:</b> No <b>Year Built:</b> 2006 <b>Garage:</b> 2 <b>Apx Garage Depth:</b> 0-21 <b>Garage Spaces:</b> 2 (approx 10X20) <b>Garage Dims:</b> <b>Apx Garage SqFt:</b> <b>Apx Liv SqFt:</b> 1,348 <b>Apx Lot Dims:</b> 65 x 115 <b>Price/Sqft:</b> \$118.69		<b>Cross Street:</b> Via Ranch Dr <b>County:</b> Mohave <b>Area:</b> 31-Mohave Valley <b>BHC Sub-Area:</b> <b>Sub/Comm:</b> Rancho Palo Verde <b>Exposure:</b> N <b>Builder/Manuf:</b> <b>New Constr:</b> No <b>Permit Issued:</b> <b>Est. Date Compl:</b> <b>Zoning:</b> R1 Single Family Residential <b>Fireplace:</b> <b>Other Options:</b>							
<b>Full Baths:</b> 1 <b>Apx. Total SqFt:</b> 1,348 <b>Green Features:</b> Yes		<b>3/4 Baths:</b> 1 <b>Lot SqFt:</b> 7,405.0		<b>Half Baths:</b> 0 <b>Apx. Acres:</b> .17		<b>Split BR:</b> <b>Handicap:</b>					
<b>FEATURES</b>											
<b>Int Features:</b> Breakfast Bar , Casual Dining , Vaulted Ceiling , Ceiling Fan(s) , Counters-Tile , Rear Kitchen , Walk-In Closet(s) , Window Coverings , Open Floor Plan , Great Room <b>Ext Features:</b> Landscape-Back Yard , Landscape-Front Yard , Patio Covered , Watering System <b>Appliances:</b> Dishwasher , Disposal , Garage Door Opener(s) , Oven/Range-Gas , RO System-Own , Water Heater-Natural Gas , Water Softener-Own <b>Lot Desc:</b> Curb and Gutter , Level to Street , View-Mountains , Rd Maintained-Public											
<b>Master BR/BA:</b> 1 Master Suite , Master on Main Floor , Shower Only <b>Style/Type:</b> Site built 1 Story <b>Heat/Cool:</b> Cooling-Central Elec , Heating-Central Gas <b>Fireplace:</b> <b>Laundry Hkp:</b> Utility Room , Natural Gas <b>Construction:</b> Stucco , Wood Frame <b>Comm Amen:</b> Sidewalks <b>Lockbox Loc:</b> Hose Bib <b>Green Feat:</b> Low-E Windows				<b>Garage/Park:</b> Attached , Finished , Door - 7 Ft Height <b>Roof:</b> Tile <b>Floor:</b> Tile , Carpet <b>Water/Sew:</b> Sewer , Water-Rural Co. <b>Utilities:</b> 110 Volt , Natural Gas , Underground Utilities <b>Fencing:</b> Back Yard , Block <b>Other Room:</b> Utility Room <b>Terms:</b> Cash , Conventional , FHA , VA , USDA <b>Special Info:</b>							
<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>							
<b>Public Rems:</b> Rancho Palo Verde Subdivision nestled in Mohave Valley Arizona. Priced to sell. Well maintained home backing up to desert land. Home features 3 bedrooms and 2 baths. Open concept design with a low maintenance yard. Large living room on this design with a yard big enough for a pool. Master is oversized with a walk in closet. Homes only subdivision. Mohave county Sheriff department less than 2 miles away. Check out the virtual tour for real video of the property. <b>Directions:</b> Take Hwy 95 South and turn east onto Laguna. Turn right onto Vanderslice, turn right onto bowser, turn left onto Via Rancho which will become Saguaro Rd. Home will be on the left side of road.											
<b>Property URL:</b>											
<b>Taxes:</b> \$1007		<b>Tax Year:</b> 2017		<b>Parcel ID:</b> 224-49-156							
<b>Tract/Blk/Lot:</b> 4138/N/A/156		<b>Assmnt Type:</b>		<b>Home Warranty:</b>							
<b>HOA/HOA Dues:</b> Yes/ \$63		<b>HOA Paid:</b> Qtr		<b>SqFt Source:</b> Tax Roll							
<b>Assessments/Assessment \$:</b> No/ \$		<b>Map Coord:</b>		<b>GPS Coord:</b>							
<b>Flood Plain:</b>		<b>Possession:</b>		<b>Twp/Rng/Sec:</b> 17N/ 22W/ 1							
<b>DOM/CDOM:</b> 30/30		<b>HOA Mgmt:</b> Management Services		<b>Pend Date:</b>							
<b>Closing Date:</b>											
<b>PREPARED BY</b>											
		<b>Prepared by: Steven Brasher</b> <b>US Southwest LLC</b> <b>3767 Highway 95</b> <b>Bullhead City, AZ 86442</b>			<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						
 											
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