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COOPERATIVE LISTING INFORMATION SHEET

Address	<u>1416 Arnold</u>	Price \$ 155,000.00
Legal description	<u>Fairview Addition , Lot 12, Block 16</u>	Type property <u>SFR</u>
Zoning	<u>RM-1</u> Taxes/Year <u>580.96(2012)</u>	Approx age <u>Built in 2006</u>
Date listed	<u>1/26/2012</u> Date Sold _____	Date off market _____
Owners	<u>Encinias</u>	Occupied by <u>Owners</u>
How shown	<u>24 hour notice with listing broker</u>	

(ROOM SIZES APPROXIMATE)

Builder	<u>Oak Creek</u>	Approx. sq. ft.	<u>2128</u>	Living rm.	<u>18x8</u>	# of rooms	<u>8</u>
construction	<u>Manuf.</u>	Type heat	<u>gfa</u>	Dining rm.	<u>10x8</u>	# or bedrooms	<u>4</u>
Roof	<u>shingle</u>	Type cooling	<u>Swamp cooler</u>	Family rm.	<u>17x5</u>	# of bathrooms	<u>2</u>
Siding	<u>wood</u>	Fireplace	<u>yes</u>	Kitchen	<u>17x15</u>	Lot size	<u>39780</u>
Insulation		Wood stove	<u>no</u>	Utility rm.		Public utilities	<u>yes</u>
Garage	<u>no</u>	Sub-flooring	<u>wood</u>	Mstr. Bedroom	<u>14x8</u>	Private utilities	
Carport		Floor coverings	<u>Carpet/tile</u>	#2 bed rm.	<u>11x12</u>	Paving	No Yes X
Fence	<u>wood</u>	Window coverings		# 3 bed rm.	<u>10x12</u>	Other bed 4	<u>11x13</u>

Appliances: Range x Refrigerator x Disposal x Dishwasher x Washer Dryer
 Dryer Connection: Gas Electric none

Property is not in flood boundary as shown by HUD map dated May 1987

Over 2000 sq ft, 4 bedroom 2 full bath home. This home is in move in ready condition and priced to sell! The rooms and closet space are large. 2 separate living areas that open to the kitchen and dining room . Oversized master suite has extra room for office/ closet space. Beautiful garden tub and walk in shower in the master suite! large deck off back overlooking a fully fenced yard. This home sits on almost an acre of land that is private and great for entertaining. The views out back are gorgeous! This home is a must see and priced to sell!

Remarks

Listing Agent: Wendy Mileta Phone: 575-445-8477 or 575- 707-1662