

# Residential Detail Report (Client)

Listings as of 05/09/08 at 2:28pm

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<b>MLS#: 20807051</b>	<b>Type: Single Family Res.</b>	<b>Sold</b>	<b>SP: \$477,393</b>	<b>LP: \$499,900</b>
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<b>SqFt+/-:</b> 2323	<b>Source:</b> Assessor	<b>TRS:</b> 13 15 14
<b>Year Built:</b> 2002	<b>Area:</b> NE - Northeast	<b>Acres+/-:</b> 0.177
<b>Municipality/Zoning:</b> Pima County - SP	<b>Lot Dimensions:</b> Irregular	<b>Assessments:</b> 0
<b>County:</b> Pima	<b>Tax Code:</b> 114-07-6850	<b>Ownership:</b> Fee (Simple)
<b>Year/Taxes:</b> 2006 / \$3,319	<b>Freq. Paid:</b> Monthly	<b>Flood Ins. Req'd.:</b> No
<b>Assoc. Fee/Month:</b> \$100	<b>School District:</b> Tucson	<b>Fire Protect in Taxes:</b> No
<b>High:</b> Sabino	<b>Middle:</b> Magee	
<b>Elem:</b> Collier	<b>Terms:</b> FHA, VA, Conventional, Cash, Submit	
<b>Subdivision:</b> Sabino Springs	<b>Community:</b> Sabino Springs	<b>Cross Block:</b> 10200 - East

**5283 N Fairway Heights Dr**      **Unit:**      **City:** Tucson      **State:** AZ      **Zip:** 85749  
**Directions:** Tanque Verde/Bear Canyon,N to Snyder,E to Sabino Springs guard house/Arizona National Country Club, to Sabino Greens,E to Fairway Heights,N to address

**Legal:** SABINO HEIGHTS II @ SABINO SPRINGS LOT 0025

<b>Bdrm:</b> 3	<b>Pool:</b> Conventional	<b>Style:</b> Contemporary	<b>A/C:</b> Zone	<b>Garage:</b> 3
<b>Bath:</b> 3 (2 0 1 0)	<b>Spa:</b> Hot Tub	<b>#Story:</b> 1	<b>Evap:</b> None	<b>Carpport:</b> 0
<b>Dining:</b> Area	<b>WindwCov:</b> Stay	<b>SplitLvl:</b> No	<b>Heat:</b> FAG	<b>Gated:</b> Yes
<b>FamRm:</b> Off Kitchen	<b>IntStep:</b> No	<b>PavedSt:</b> Yes	<b>Gas:</b> SWG	<b>HrseAlwd:</b> No
<b>Brkfst:</b> Area	<b>SplitBdrm:</b> Yes	<b>DivdLot:</b> No	<b>Water:</b> City	<b>HrseFac:</b> No
<b>GuestFac:</b> None	<b>Basement:</b> No	<b>SubLot:</b> Yes	<b>Sewer:</b> Connected	<b>FrtLand:</b> Low Care
<b>Laundry:</b> Room	<b>HmeProt:</b> AHS	<b>DeedRs:</b> Yes	<b>Cable:</b> Yes	<b>RrLand:</b> Low Care

<b>= LOANS =</b>
<b>Bal.:</b>
<b>Interest:</b>
<b>Qualify:</b>
<b>Assume:</b> No
<b>Payment:</b>
<b>Lvl Pmt:</b>
<b>Type:</b>
<b>Lender:</b>
<b>Loan#:</b>
<b>Other Loans</b>
<b>Bal:</b>
<b>Cash to Avail</b>
<b>Fin:</b> \$499,900

**#FirePlaces:** 1      **FP Location:** Living Room  
**Patio:** Covered      **View:** Combo      **Fixup:** No  
**Floor Covering:** Carpet, Ceramic  
**Construction:** Frame Stucco  
**Roof:** Combo  
**Fence:** Combo  
**Security:** Alarm Installed  
**RvParking:** None  
**Disability Adapted:** No      **Features:**  
**OnGolfCourse:** No      **Athletic:** Yes      **Facilities:** Golf, Jogging Path, Putting Green, Exercise Facilities, Rec Center  
**Environmental:** Unknown  
**Extra Room:** Den  
**Appliances:** Dishwasher, Oven/Stove, Disposal, Refrigerator, Garage, Washer, Dryer, Microwave, Alarm

**Marketing Remarks:** Enjoy privacy at this gated community home located at the Arizona National Golf Club. Spectacular city & mountain views w/ this premium 3bdrm & den home that backs up to lush common area behind house. Amenities include 3 car garage, corian counter tops & maple cabinets in kitchen & laundry room, plantation shutters & pro designed flagstone backyard w/solar heated pebble tec pool + water fall including a custom built in barbeque area.

**Listing Office:** Genesis Real Estate & Dev