

PROPERTY REPORT



6102 N 13TH Avenue, Phoenix

PREPARED FOR
Savvy Investor

MARCH 27, 2013



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6102 N 13TH Avenue, Phoenix

\$260,000

LISTING INFORMATION

Courtesy of Keller Williams Realty East Valley

MLS#: 4905839	Beds: 3	Sq Ft: 2,161	List Date: Mar 16, 2013
Status: Active	Baths: 2.00	Year Built: 1955	DOM: 11

FEATURES

Exterior Features: Built-in BBQ; **Special Conditions:** N/A; **Taxes:** 2131.00; **Spa:** None; **Interior Features:** Vaulted Ceiling(s),Wet Bar(s); **Flooring:** Laminate,Concrete,Tile; **Carpport Spaces:** 0.00; **Cross Street:** 7th Avenue and Bethany Home Road; **New Financing:** Cash,FHA,Conventional; **Subdivision:** DEL MONTE ESTATES; **Heating:** Gas Heat; **Cooling:** Refrigeration; **Slab Parking Spaces:** 2.00; **Pool:** Pool - Private; **Garage Spaces:** 0.00; **Roof:** Comp Shingle; **Map Code:** N34; **Lotsize:** 10,001 - 12,500;

REMARKS

This 3 bedroom home is one of the few homes with more than 2000 sq. ft. of living space in Del Monte Estates. With open spaces and a split floor plan, this home is perfect of entertaining. The family room is the star of this home, with 3 french doors that open out to the backyard allowing lots of natural light into the home. It allows the inside of the house to flow into the backyard which has a pool large enough to accomodate lots of people. The family room also cones with a fireplace. No carpet in this home, 2 bedrooms and the family room has wood laminate flooring. The rest is tile flooring except for the master bedroom has bare concrete which the new owner can convert to their choice of flooring. The partially unfinished wall in master bathroom can be retiled to suit new owner's taste.



Information is deemed reliable but not guaranteed.

Source: ARMLS

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MORE LISTING PHOTOS

MLS #4905839

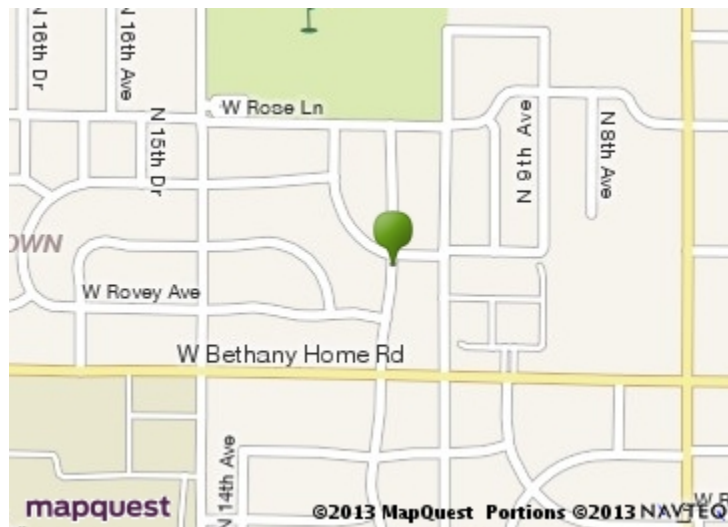
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 **Walk Score:** 58 out of 100 - Somewhat Walkable

Who Lives Here?

Non-native Newbies - Foreign-born individuals who just moved to U.S. A significant proportion of people who have moved to the U.S. from Puerto Rico, the U.S. Island Areas, or a foreign country. Wide age range. Some have a high school or college education, and they work in a variety of occupations.

Melting Pot - Low-income, foreign-language-speaking urbanites. Lower-income population mainly employed in service jobs. Most have a high school education or lower.

One-income Metros - Single-income families living in the city. Families with adults approaching middle age with one partner working and the other a stay-at-home parent. Mixed educational status with some having a high school education and some college.

Aspiring Urbanites - Urban singles with moderate income. Low- to middle-income singles over a wide age range. Some have a college education. They work in a variety of occupations, including some management-level positions.

Bright Lights, Big City - Very mobile singles living in the city. Singles ranging in age from early 20s to mid-40s who have moved to an urban setting. Most rent their apartment or condo. Some have a college education and work in services and the professional sector.

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School	Type	Phone	Distance
Montessori Children's School	Private/PK,K-3	(602) 264-0096	0.5 mi
Shepherd of the Vly Preschool	Preschool/PK	(602) 242-4684	0.54 mi
Solano School	Alt./PK-8	(602) 707-2000	0.59 mi
Ymca Child Care	Preschool/PK	(602) 993-8757	0.72 mi
Legacy Found Christ-Town Ymca	Preschool/PK	(602) 242-7717	0.72 mi
Madison Meadows School	Public/5-8	(602) 664-7900	0.75 mi
Guiding Light School	Private, Early Childhood Program/Day Care Center/ PK,K	(602) 246-9989	0.75 mi
Mission Academy High School	Charter/9-12	(602) 944-2097	0.9 mi
Rancho Solano Private Schools-missouri Campus	Private/PK,K-8	(602) 274-4124	0.92 mi
Terra Nova Academy	Charter/K-8	(602) 870-3907	0.93 mi
All Saints' Episcopal Day School	Private/PK,K-8	(602) 274-4866	1.03 mi
Kinder Care Learning Center #301312	Preschool/PK	(602) 277-4533	1.12 mi
Maryland Elementary School	Public/K-8	(602) 347-2300	1.13 mi
Week Day School - Fumc	Preschool/PK	(602) 230-0646	1.15 mi
Amerischools Academy - Camelback	Charter/K-12	(520) 326-0976	1.15 mi
Destiny Child Care Center	Preschool/PK	(602) 433-5600	1.17 mi
North Phoenix Baptist Church Preschool	Private, Early Childhood Program/Day Care Center/ PK,K		1.17 mi
Osborn Middle School	Alt./7-8	(602) 707-2000	1.24 mi
Crittenton Youth Academy	Charter/6-12	(602) 274-7318	1.25 mi
Imagine Middle at Camelback Middle School	Charter/6-8	(602) 344-4620	1.31 mi
Imagine Elementary at Camelback Elementary School	Charter/K-5	(602) 547-7961	1.32 mi

Mission Schools	Charter/K-8	(602) 943-4986	1.35 mi
Kiddie Kare #3	Preschool/PK	(602) 242-3293	1.37 mi
Valley Classical Christian Academy	Private, Special Program Emphasis/K-8	(602) 266-6939	1.38 mi
Phoenix Preparatory Preschool	Preschool/PK	(602) 274-7557	1.42 mi
Washington High School	Public/9-12	(623) 435-6000	1.46 mi
Phoenix Hebrew Academy	Private/K-8	(602) 277-7479	1.47 mi
Midtown Primary School	Charter/K-5	(602) 265-5133	1.48 mi

See more information on [Phoenix schools](#) from Education.com.
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Name	Type	Distance	Rating
Federal Pizza	Pizza, Italian	1.15 mi	 132 reviews
Fuego Bistro	Latin American	1.36 mi	 271 reviews
St Francis Restaurant	American (New)	1.46 mi	 490 reviews
Da Vàng	Vietnamese	1.7 mi	 174 reviews
Coup Des Tartes	French	2.75 mi	 176 reviews
Reathrey Sekong	Cambodian	2.9 mi	 123 reviews
True Food Kitchen	American (New)	3.66 mi	 448 reviews
Barrio Café	Mexican	3.98 mi	 421 reviews
Cibo	Pizza, Italian, Sandwiches	4.91 mi	 626 reviews
Different Pointe of View	American (Traditional), Italian	4.96 mi	 107 reviews
Roma Garden Ristorante	Italian	7.94 mi	 78 reviews
Mi Comida Restaurante Latino	Latin American	8.63 mi	 107 reviews

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