


Client Report (1)

8401 N 86TH WAY Scottsdale, AZ 85258

\$650,000

	4241496 Residential Single Family - Detached Active	
	Beds/Baths: 4 / 2 SF: 2,867 / Year Built: 1979 Pool - Private: Pool - Private; Fenced Pool; Play Pool Spa: Spa - Private; Spa - Heated EF: 42FRDXPS3G Apx Lot Size Range: 12,501 - 15,000 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Suggs Rancho McCormick Tax Municipality: Maricopa Marketing Name: McCormick Ranch Planned Cmty Name: McCormick Ranch Model: Builder Name: Unk. Hun Block: 8600 E Map Code/Grid: M37 Bldg Number:
	Ele Sch Dist: 048 - Scottsdale Unified District Elementary School: Cochise Jr. High School: Cocopah	High School Dist #: 048 - Scottsdale Unified District High School: Chaparral

Cross Streets: Hayden and Via De Ventura **Directions:** N. on Hayden from Via De Ventura to San Daniel. E. on San Daniel to 86th Way. Rt. on 86th Way to end of cul de sac.

Remarks: A rare find in fabulous McCormick Ranch neighborhood! Family-friendly home on huge, lushly landscaped 1/3 acre cul de sac lot in excellent McCormick Ranch location. Remodeled inside and out. Remodeling includes exterior stucco and newer roof, slab granite, travertine, stainless. Kitchen open to family and living rooms. 2-wy fireplace w/noche travertine tile. Huge master suite, luxurious baths remodeled w/granite, travertine and vessel style sinks. Vaulted ceilings & Single level - no steps! 3-car garage w/great storage in best Scottsdale School Dist. easy freeway access and close to restaurants, malls and shopping.

Master Bedroom 18 25	Bedroom 2 10 12	Bedroom 3 11 12	Bedroom 4 10 9	Living Room 15 18
	Family Room 21 20	Kitchen 13 15	Dining Room 15 12	

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,751 - 3,000 Parking: 3 Car Garage; Electric Door Opener; Separate Strge Area; Other (See Remarks) Horses: N Fireplace: 1 Fireplace; Fireplace Living Rm; Two Way Fireplace; Other (See Remarks) Property Description: Cul-De-Sac Lot; North/South Exposure Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtring Sys Front; Yrd Wtring Sys Back; Childrens Play Area Features: Skylight(s); Vaulted Ceiling(s); Wet Bar(s); No Interior Steps Flooring: Stone; Wood	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Kitchen Island Master Bathroom: Full Bth Master Bdrm; Separate Shwr & Tub; Double Sinks; Tubs with Jets Additional Bedroom: Mstr Bdr Walkin Clst; Mstr Bdrm Sitting Rm Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Dining in FR Other Rooms: Family Room Items Updated: Floor Yr Updated: 2006; Floor Partial/Full: Full; Plmbg Yr Updated: 2005; Plmbg Partial/Full: Full; Ht/Cool Yr Updated: 2006; Ht/Cool Partial/Full: Full; Roof Yr Updated: 2006; Roof Partial/Full: Full; Kitchen Yr Updated: 2005; Kitchen Partial/Full: Full; Bath(s) Yr Updated: 2005; Bath(s) Partial/Full: Partial; Rm Adtn Yr Updated: unk.; Pool Yr Updated: 2007; Pool Partial/Full: Partial	Architecture: Ranch Const - Finish: Painted; Stucco Construction: Block; Frame - Wood Roofing: Comp Shingle Fencing: Block; Other (See Remarks) Cooling: Refrigeration Heating: Electric Heat Utilities: APS Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Aval; Security Sys Owned Energy/Green Feature: Ceiling Fan(s)	County Code: Maricopa Legal Subdivision: SUGGS RANCHO MC CORMICK LOT 1-251 AN: 174-04-131 Lot Number: 126 Town-Range-Section: 3N-4E-36 City Bk&Pg: Plat: Taxes/Yr: \$ 2,516/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Discl Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: McCormick Ranch HOA HOA Telephone: 480-860-1122	HOA Fee/Paid: \$ 180/Annually Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Self Managed	Rec Center: N Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 148 / 148	List Price: \$ 650,000	Special Listing Cond: N/A

Listed by: Realty Executives (reax23)