



**415 E Amber Ridge WAY Phoenix
85048-**

Lot #: 94
 2854792 ER **Active** / Residential LP: \$ 549,900
 Area/Grid: 501 / t34
 Beds/Baths: 4 / 3
 Year Built: 1996
 FE: 43FRDXPO3G

Hun Block: 15750S
 SF: 3,111 / Assessor
 Lot Size: 7,501-10,000
 Photos: [6 Virtual Tours: 1](#)
 Pool: Yes - Private

Coldwell Banker Residential Brokerage

Directions: Desert Foothills and Frye West to 6th St, Right to Brookwood, Left to 5th St, Right to Amber Ridge, Left to home
 Incredible amenities such as central vac and skylights, unparalleled views & an Ahwatukee address await you @ this striking 3,100+ s.f. bright & spacious home. 4 BR, a large loft, 2.5 BA, & a huge kit w/ GRANITE countertops & stainless steel appliances are just the beginning, because wait till you see the backyard! The basketball court and large grassy yard will draw you in, but the elegant pebble-finished diving pool & BBQ area will make you want to stay. While you're outside, don't forget to enjoy the mountainside vistas from the patio or the balcony. Look up at the stars or out to the city lights. Don't settle for less. It's all here in The Foothills!

Property Information

Subdivision: The Foothills	Marketing Name: Camelot Ridge	Planned Community Name: Camelot Ridge
Township - Range - Section: - -	Plat:	Block:
Builder: Camelot	Model:	Fenced: Yes
Master BR: 20x16	BR 2: 11x11	BR 3: 12x13
BR5: 0x0	LR: 17x14	Din Room: 12x11
Kitchen: 27x13	Den/Other: 16x20	BR 4: 13x11
		Fam Room: 13x22
		Horses: No

Single Family-Detached Two Levels Fee Simple Contemporary 3001-3500 Sq Ft Full Bath Master BR Separate Shower & Tub Double Sinks Master Bedroom Split Master BR Downstairs Master BR Walk-In Closet 1 Fireplace Fireplace in Family Room Gas Fireplace Private Pool Fenced Pool Diving Pool Spa - None Formal Dining Room Eat-in Kitchen Breakfast Room	Dining in Living/Great Room Breakfast Bar Range/Oven Dishwasher Disposal Microwave Pantry Kitchen Island Washer/Dryer Hook-up Only Inside Laundry Skylight(s) Vaulted Ceiling(s) Central Vacuum Wet Bar(s) Drinking Water Filtering System Pre-Wire for Surround Sound Cable TV Available High Speed Internet Available Security System - Owned Family Room Loft	Sport Court(s) Patio Covered Patio(s) Balcony/Deck(s) Private Yard(s)/Courtyard(s) Yard Watering System-Front Yard Watering System-Back 3 Car Garage RV Parking Frame/Wood Construction Painted Finish Stucco Finish All Tile Roof Refrigeration Electric Heating Ceiling Fan(s) Multi-Pane Windows Multi-Zones SRP City Water Sewer-Public	City Services Block Fencing Cul-De-Sac Lot Desert Front City Light View(s) Mountain View(s) Possess-By Agreement HOA Incl-Common Area Maint HOA-Pets Ok (See Remarks) HOA-Professionally Managed 1st Loan-Treat as Free & Clear New Fin-Cash New Fin-Conventional Seller Disclosure Available Agency Disclosure Required
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Items Updated

Flooring/2007/Partial	Heat/Cool/2002/Partial
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School Information

Elem School: Kyrene De La Sierra	Jr High School: Kyrene Altadena	High School: Desert Vista
Elem School District: 28		High School District: 213

Financial Information

Equity: \$ 549,900	Taxes/Year: \$2854 / 2006	Downpayment: 0	
HomeOwnerAssociation: Yes / \$129 / Semi-Annually		Land Lease: \$0 /	PAD Fee: \$0 /
Rossmar Graham			
Rec Center: //			

Prepared by: Ann Morgan

Information deemed reliable but not guaranteed. Buyer to verify all information.

Sun, Feb 10, 2008 10:26 AM