



3604 S Weaver Circle West -- Gilbert
85297-4935

Lot #: 2
 2913742 ER **Active** / Residential LP: \$ 885,000
 Area/Grid: 511 / U41
 Beds/Baths: 4 / 4.5
 Year Built: 2007
 FE: 44.5FRD04+G

Hun Block: 3600W
 SF: 4,700 / Builder
 Lot Size: 10,001-12,500
 Photos: 6
 Pool: Yes - Community

Coldwell Banker Residential Brokerage

Directions: POWER RD. & PECOS RD. S ON POWER TO PECOS W ON PECOS TO RANCH HOUSE PRKWY. S ON RANCH HOUSE PRKWY. RIGHT ON AUTUMN RIGHT ON WEAVER CIRCLE

IMMACULATE HOME FEATURING: 4 BIG BEDRMS+ DEN/OFC + LOFT/GAME ROOM + HUGE EXERCISE ROOM. ELEGANT WINDOWS LOOKING OUT TO THE GORGEOUS GRASS PARK ACROSS THE STREET. GOURMET KITCHEN WITH TONS OF CABINET SPACE ALSO GRANITE CHIZLED EDGE COUNTERTOPS, VIKING 6-TOP GAS STOVE, JENN-AIR DOUBLE OVENS, STAINLESS STEEL SUB-ZERO FRIDGE & HIDDEN SUB-ZERO FREEZER DRAWERS IN CABINETS. BIG FAMILY/GRT ROOM WITH ART STYLE LIGHTING, FRML LVROOM, BOTH FLRS HAVE DARK-STAINED, AGED CHERRY WOOD FLOORS. CUSTOM DESIGNED BATHROOM WITH SLATE FLOORING. UPGRADED PLUSH CARPETING, HUGE EXERCISE RM IN MSTR BEDRM! TUSCAN ELEVATION AND MUDDED EAVES ROOF! BEST LOT IN THE NEIGHBORHOOD, PIE SHAPED BIG BACK YARD.

Property Information

Subdivision: POWER RANCH Township - Range - Section: -- Builder: TW LEWIS	Marketing Name: Power Ranch Plat: Model: Arcadia	Planned Community Name: The Willows @ Pwr Ranch Block: Fenced: Yes
Master BR: 0 BR5: 0 Kitchen: 0	BR 2: 0 LR: 0 Den/Other: 0	BR 3: 0 Din Room: 0
		BR 4: 0 Fam Room: 0 Horses: No

Single Family-Detached Two Levels Fee Simple Santa Barbara/Tuscan 4501-5000 Sq Ft Full Bath Master BR Separate Shower & Tub Double Sinks Master Bedroom Split Other Bedroom Split Master BR Upstairs Master BR Walk-In Closet Other BR Walk-In Closet Master BR Sitting Room No Fireplace No Private Pool Spa - None Community Pool Community Spa Formal Dining Room Eat-in Kitchen Breakfast Room Dining in Living/Great Room Breakfast Bar Range/Oven	Dishwasher Disposal Compactor Refrigerator Pantry Kitchen Island Kitchen Feat-Other (Remarks) Washer/Dryer Hook-up Only Inside Laundry Vaulted Ceiling(s) Water Softener (Leased) Soft Water Loop Drinking Water Filtering System 3+ Existing Telephone Lines Pre-Wire for Surround Sound Cable TV Available High Speed Internet Available Security System Leased Family Room Great Room Den/Office Bonus/Game Room Exercise/Sauna Room Patio Covered Patio(s)	Circular Drive Private Yard(s)/Courtyard(s) Yard Watering System-Front Exterior Features-Other (Remarks) 4+ Car Garage Tandem Garage 2+ Car Carport Electric Door Opener(s) Frame/Wood Construction Painted Finish Stucco Finish Stone Finish All Tile Roof Roof-Other (Remarks) Refrigeration Cooling-Other (See Remarks) Electric Heating Gas Heat Multi-Pane Windows Multi-Zones SRP SW Gas City Water Sewer-Public City Services	Block Fencing Lake Subdivision Cul-De-Sac Lot Mountain View(s) North/South Exposure Possess-Close of Escrow HOA Incl-Garbage Collection HOA Incl-Common Area Maint HOA Incl-Street Maint HOA-Pets Ok (See Remarks) HOA-Rental OK (See Remarks) HOA-Clubhouse/Rec Center HOA-Professionally Managed 1st Loan-Conventional Owner/Agent New Fin-Cash New Fin-CTL Seller Disclosure Available
---	--	--	--

School Information

Elem School: Power Ranch Elem School District: 60	Jr High School: Power Ranch	High School: Higley High School District: 60
--	------------------------------------	---

Financial Information

Equity: \$ 885,000 HomeOwnerAssociation: Yes / \$204 / Quarterly Power Ranch HOA Rec Center: //	Taxes/Year: \$0 / 2007	Downpayment: 0 Land Lease: \$0 /	PAD Fee: \$0 /
--	-------------------------------	---	-----------------------

Prepared by: Ann Morgan

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

Sun, Feb 10, 2008 10:12 AM