



1161 W ISLAND DR Chandler

85248-3746

Lot #: 6
 2926721 ER Active / Residential LP: \$ 989,900
 Area/Grid: 507 / U38
 Beds/Baths: 4 / 3.5
 Year Built: 1998
 FE: 43.5FRDXPQ03G

Hun Block: 3300S
 SF: 3,243 / Assessor
 Lot Size: 15,001-18,000
 Photos: [6 Virtual Tours: 1](#)
 Pool: Yes - Private

Coldwell Banker Residential Brokerage

Directions: Queen Creek/Alma School South on Alma School, West on Sandpiper, South on Jacaranda, West on Island. L/A will tell you gate code when you call
 Absolute perfection...from the courtyard thru the grand foyer w/ castle cut travertine this home is impressive inside & out. Granite & SS applianced kitchen w/Island open to Family Rm w/ Mantled gas FP. Formal dining is used as library. Master Bath w/ jetted tub, walk-in shower, his & her vanities & closets. Quality abounds in updated/new: cabinetry, flooring, paint, courtyard, pool & eq, doors & hardware, window coverings, moldings, lighting, stonework, crown molding. Guest bedroom w/bath & entrance to private patio. Resort backyard w/spacious patio, pool & waterfall, putting green, mist system,lush new landscape. All in a fabulous gated golf/lake neighborhood. MUST SEE

Property Information

Subdivision: Vistas At Ocotillo	Marketing Name:	Planned Community Name:
Township - Range - Section: 2S - 5E - 17	Plat:	Block:
Builder: Mehan	Model:	Fenced: Yes
Master BR: 0	BR 2: 0	BR 3: 0
BR5: 0	LR: 0	Din Room: 0
Kitchen: 0	Den/Other: 0	BR 4: 0
		Fam Room: 0
		Horses: No

Single Family-Detached	Dishwasher	Private Yard(s)/Courtyard(s)	Sewer-Public
Single Level	Disposal	Yard Watering System-Front	Block Fencing
Fee Simple	Microwave	Yard Watering System-Back	Lake Subdivision
Ranch	Refrigerator	Misting System	Golf Course Subdivision
Santa Barbara/Tuscan	Pantry	3 Car Garage	Corner Lot
3001-3500 Sq Ft	Kitchen Island	Side Vehicle Entry	Gated Community
Full Bath Master BR	Inside Laundry	Electric Door Opener(s)	North/South Exposure
Separate Shower & Tub	Vaulted Ceiling(s)	Attached Garage Cabinets	Possess-By Agreement
Double Sinks	9 Ft + Flat Ceiling(s)	RV Gate	HOA Incl-Common Area Maint
Tub with Jets	Central Vacuum	Frame/Wood Construction	HOA-Pets Ok (See Remarks)
Master Bedroom Split	No Interior Steps	Painted Finish	HOA-No Visible Trucks, Trailers, RV, Boats
Separate BR Exit	Drinking Water Filtering System	Stucco Finish	HOA-Professionally Managed
Master BR Walk-In Closet	3+ Existing Telephone Lines	Stone Finish	1st Loan-Treat as Free & Clear
1 Fireplace	Pre-Wire for Surround Sound	All Tile Roof	Home Warranty
Fireplace in Family Room	Cable TV Available	Refrigeration	New Fin-Cash
Gas Fireplace	High Speed Internet Available	Gas Heat	New Fin-Conventional
Private Pool	Security System - Owned	Sunscreen(s)	Seller Disclosure Available
Spa - None	Family Room	Ceiling Fan(s)	
Formal Dining Room	Den/Office	Multi-Pane Windows	
Breakfast Room	Guest Qtrs - Sep Entrance	SRP	
Breakfast Bar	Covered Patio(s)	SW Gas	
Range/Oven	Private Street(s)	City Water	

Items Updated

Baths/2005/Partial	Flooring/2005/Partial	Kitchen/2005/Partial	Pool/2005/Full
--------------------	-----------------------	----------------------	----------------

School Information

Elem School: Jacobson, Anna Marie	Jr High School: Bogle	High School: Hamilton
Elem School District: 80		High School District: 80

Financial Information

Equity: \$ 989,900	Taxes/Year: \$4680 / 2007	Downpayment: 0	
HomeOwnerAssociation: Yes / \$140 / Monthly		Land Lease: \$0 /	PAD Fee: \$0 /
Ocotillo Comm Asso			
Rec Center: //			

Prepared by: Ann Morgan

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

Sun, Feb 10, 2008 10:08 AM