



**1733 E GAIL DR Chandler**  
**85225-8714**

Lot #: 62

2836912 ER **Active** / Residential LP: \$ 249,900

Area/Grid: 506 / T39

Hun Block: 1200N

Beds/Baths: 4 / 2

SF: 1,502 / Assessor

Lot Size: 1-7,500

Year Built: 1994

Photos: 6 Virtual Tours: 1 Other: 1

FE: 42RPO2G

Pool: Yes - Private

**John Hall & Associates**

Directions: Cooper & Ray Go north to Orchid, west to Velero, South to Gail

**JUST REDUCED!** Beautiful & well-cared for home \* 4th bdrm is a den (no closet) with built-in bookcases \* V- ceilings & arched door ways \* 19 ceramic tile \* Lovely two-toned paint \* French doors in kit & master \* Master suite w/ dbl sinks and spacious mirrored walk-in closet \* Recent window blinds \* C- fans & dual pane windows \* Inviting play pool in private back yard (no 2-stories around) \* Extended cov patio w/ chef s outdoor bbq \* Auto wtr system \* Two car garage w/ auto opener & built-in cabs \* Block fence \* North South exposure \* Close to 2 community parks \* Very low HOA fees \* Exclnt Chandler schools. SEE HOME INFO PAGE AT [www.REALTYINFORMATION.com](http://www.REALTYINFORMATION.com)

**Property Information**

Subdivision: **Parkside at the Provinces**

Marketing Name:

Planned Community Name: **The Provinces**

Township - Range - Section: **1S - 5E - 23**

Plat:

Block:

Builder: **Unknown**

Model:

Fenced: **Yes**

Master BR: **15x12**

BR 2: **12x10**

BR 3: **11x10**

BR 4: **12x10**

BR5: **0x0**

LR: **19x17**

Din Room: **0x0**

Fam Room: **0x0**

Kitchen: **21x10**

Den/Other: **0x0**

Horses: **No**

**Single Family-Detached Disposal**

**All Tile Roof**

**HOA-Pets Ok (See Remarks)**

Single Level

Microwave

Refrigeration

**HOA-No Visible Trucks, Trailers, RV, Boats**

Fee Simple

Inside Laundry

Electric Heating

**HOA-Professionally Managed**

1401-1600 Sq Ft

Vaulted Ceiling(s)

Ceiling Fan(s)

**1st Loan-Private**

3/4 Bath Master BR

Cable TV Available

Multi-Pane Windows

**New Fin-Cash**

Double Sinks

High Speed Internet

SRP

**New Fin-Conventional**

Separate BR Exit

Available

City Water

**Seller Disclosure Available**

Master BR Walk-In

Den/Office

Sewer-Public

**Agency Disclosure Required**

Closet

Covered Patio(s)

Sewer-In and Connected

No Fireplace

Yard Watering System-

City Services

Private Pool

Front

Block Fencing

Play Pool

Yard Watering System-

North/South Exposure

Spa - None

Back

Possess-By Agreement

Eat-in Kitchen

2 Car Garage

All on One Level

Range/Oven

Electric Door Opener(s)

HOA Incl-Common Area

Dishwasher

Attached Garage Cabinets

Maint

Frame/Wood Construction

Stucco Finish

**School Information**

Elem School: **Shumway**

Jr High School: **Andersen, John M.**

High School: **Chandler**

Elem School District: **80**

High School District: **80**

**Financial Information**

Equity: **\$ 249,900**

Taxes/Year: **\$1091 / 2006**

Downpayment: **0**

HomeOwnerAssociation: **Yes / \$256 / Annually**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

The Provinces HOA

Rec Center: //

Prepared by: Richard Park

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

Fri, Nov 9, 2007 02:49 PM