



**1615 W LEWIS AVE Phoenix**

**85007-1207**

Lot #: 78

2916892 EA **Active** / Residential LP: **\$349,000**

Area/Grid: **206 / P34**

Hun Block: **2400W**

Beds/Baths: **2 / 1**

SF: **841 / Assessor**

Lot Size: **1-7,500**

Year Built: **1936**

Photos: **6**

FE: **21RDX01CS**

Pool: **No**

**Gold Rush Realty**

Directions: 15th Avenue & Encanto North to Lewis, then west to home

Beautiful 1936 Tudor with unsurpassed curb appeal located in the heart of historic Del Norte Place with hardwood floors, lath and plaster walls, lots of light, stained glass, high coved ceilings, wood burning fireplace, and raised front porch - all original and well maintained. Sprinkler system in both front and back supports lush mature trees and landscape. Large workshop and storage area. Potential for another bedroom and bathroom in roomy attic. New gas furnace in 2006. The neighborhood is surrounded by Encanto Golf Course on two sides and Encanto Park on one side, and is close to downtown Phoenix, providing the best of urban living in Phoenix.

**Property Information**

Subdivision: <b>Del Norte Place</b>	Marketing Name:	Planned Community Name:
Township - Range - Section: <b>2N - 3E - 31</b>	Plat:	Block:
Builder: <b>Unknown</b>	Model:	Fenced: <b>Yes</b>
Master BR: <b>11x10</b>	BR 3: <b>0</b>	BR 4: <b>0</b>
BR5: <b>0</b>	Din Room: <b>11x7</b>	Fam Room: <b>0</b>
Kitchen: <b>14x6</b>	Den/Other: <b>0</b>	Horses: <b>No</b>

<b>Single Family-Detached</b>	<b>Pantry</b>	<b>Slab</b>	<b>Historic District</b>
<b>Single Level</b>	<b>Washer Included</b>	<b>Brick Construction</b>	<b>North/South Exposure</b>
<b>Fee Simple</b>	<b>Dryer Included</b>	<b>Painted Finish</b>	<b>Alley</b>
<b>Other (See Remarks)</b>	<b>Vaulted Ceiling(s)</b>	<b>Shake Roof</b>	<b>Possess-Close of Escrow</b>
<b>&lt;1000 Sq Ft</b>	<b>9 Ft + Flat Ceiling(s)</b>	<b>Rolled Roof</b>	<b>No Association Fee</b>
<b>Master Bath-None</b>	<b>No Interior Steps</b>	<b>Metal Roof</b>	<b>HOA Info-None</b>
<b>Master BR Downstairs</b>	<b>Cable TV Available</b>	<b>Refrigeration</b>	<b>1st Loan-Conventional</b>
<b>Separate BR Exit</b>	<b>High Speed Internet Available</b>	<b>Gas Heat</b>	<b>1st Loan-Non Assumable</b>
<b>1 Fireplace</b>	<b>Security System - Owned</b>	<b>Ceiling Fan(s)</b>	<b>New Fin-Cash</b>
<b>Fireplace in Living Room</b>	<b>Separate Workshop</b>	<b>APS</b>	<b>New Fin-Conventional</b>
<b>No Private Pool</b>	<b>Covered Patio(s)</b>	<b>SW Gas</b>	<b>Seller Disclosure Available</b>
<b>Spa - None</b>	<b>Storage Shed(s)</b>	<b>City Water</b>	
<b>Formal Dining Room</b>	<b>Private Yard(s)/Courtyard(s)</b>	<b>Sewer-Public</b>	
<b>Range/Oven</b>	<b>Yard Watering System-Front</b>	<b>Sewer-In and Connected</b>	
<b>Dishwasher</b>	<b>Yard Watering System-Back</b>	<b>Wood Fencing</b>	
<b>Refrigerator</b>	<b>1 Car Carport</b>	<b>Golf Course Subdivision</b>	

**School Information**

Elem School: <b>Heard, Marie Bartlett</b>	Jr High School: <b>Phoenix Prep Academy</b>	High School: <b>Central</b>
Elem School District: <b>48</b>		High School District: <b>210</b>

**Financial Information**

Equity: <b>\$349,000</b>	Taxes/Year: <b>\$1074 / 2007</b>	Downpayment: <b>0</b>
HomeOwner Association: <b>No / \$ /</b>		Land Lease: <b>\$0 /</b>
Rec Center: <b>//</b>		PAD Fee: <b>\$0 /</b>

Prepared by: Dave M Green

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

Wed, Apr 16, 2008 02:09 PM