

**Client Detail** **List Number: 224649**



|                          |               |                          |            |
|--------------------------|---------------|--------------------------|------------|
| <b>Property Type</b>     | Residential   | <b>Residential Type</b>  | Site Built |
| <b>Status</b>            | Active        | <b>Area</b>              | Lakeside   |
| <b>Listing Price</b>     | 448,000       | <b>State</b>             | AZ         |
| <b>Short Address</b>     | 2319 Rim Road | <b>Zip Code</b>          | 85929      |
| <b>City</b>              | Lakeside      | <b>Trees on Property</b> | Yes        |
| <b>Bedrooms</b>          | 3             | <b>Water Available</b>   | Yes        |
| <b>Baths</b>             | 2.5           | <b>Power Available</b>   | Yes        |
| <b>Aprx SqFt</b>         | 2,095         | <b>Carport</b>           | Yes        |
| <b>Aprx SqFt Source:</b> | County        | <b>Carport Attached:</b> | 0          |
| <b>Garage</b>            | Yes           | <b>Carport Detached:</b> | 2          |
| <b>Garage Attached:</b>  | 2             | <b>Aprx # of Acres</b>   | 0.74       |
| <b>Garage Detached:</b>  | 0             | <b>Year Built</b>        | 1988       |
| <b>Horses</b>            | No            |                          |            |
| <b>School District</b>   | Blue Ridge    |                          |            |

**Directions:**  
**Legal:** Section 21,T9N,R22E:(Portion Govt Lot 10)Beg E4 Cor Sec 21; Th N89Dg54'20 W 662.95';Th S0Dg11'56 E 195.98'Tpob; Th S0Dg11'56 E 135.91';Th N89Dg49'41 W 258.73'; Th N17Dg4'1 E Alg C/L Rim Road 40.44';Th Nely 99.13'; Th N89Dg57'3 E 223.05'Tpob Out Of 212-49-027B

|                            |         |                     |         |                                 |                |
|----------------------------|---------|---------------------|---------|---------------------------------|----------------|
| <b>DOM/CDOM:</b>           | 27/27   | <b>Taxes:</b>       | 2,982.8 | <b>Township</b>                 | 9N             |
| <b>Original List Price</b> | 448,000 | <b>Assessments:</b> | No      | <b>Range</b>                    | 22E            |
| <b>Aprx SqFt</b>           | 2,095   | <b>Short Sale:</b>  | No      | <b>Section</b>                  | 21             |
| <b>List Price/SqFt</b>     | 213.84  | <b>REO:</b>         | No      | <b>Approx Lot SqFt</b>          | 32,234         |
|                            |         |                     |         | <b>Assessor #</b>               | 212-49-027D    |
|                            |         |                     |         | <b>Subdivision/Neighborhood</b> | Mogollon Rim E |
|                            |         |                     |         | <b>County</b>                   | Navajo         |


**Features**

|  |   |  |
|--|---|--|
| <b>To Show Keysafe Serial #:</b> 32991120            | <b>Property Adjoins</b> Private,Reservation | <b>Water Heater</b> Gas,Over 30 Gallons                              |
| <b>Possession</b> At COE                             | <b>Baths</b> Full                           | <b>Fireplace/Woodstove</b> Fireplace,In Living Room,Woodstove        |
| <b>Owner Will Sell</b> Cash,Conventional,FHA,USDA,VA | Bath,Granite,Shower,Tub/Shower              | <b>Floor Covering</b> Carpet,Laminate,Tile                           |
| <b>Construction</b> Wood Frame                       | <b>Kitchen Features</b> Built-In            | <b>Interior Features</b> Burglar Alarm,Dual Pane Windows,Master      |
| <b>Style</b> Single Level                            | Dishwasher,Compactor,Disposal,Electric      | Bedroom Down,Sky Lights,Smoke Detector,Vaulted Ceiling               |
| <b>Roof</b> Pitched,Shingle                          | Range,Microwave,Pantry,Refrigerator         | <b>Exterior Features</b> Drip System,Gutters/Down Spouts,In the      |
| <b>Foundation</b> Slab                               | <b>Eating Area</b> Breakfast Room,Eat-In    | Trees,Landscaped,Patio,Patio - Covered,RV Hook-Up,Satellite          |
| <b>Utilities Available</b> Electric - Individual     | Kitchen,Formal Dining                       | Dish,Sprinklers,Street Paved,Tall Pines On Lot,Utility Building      |
| Metered,Metered Water,Natural                        | Room,Kitchen/Dining Room Combo              | <b>Garage/Carport</b> Carport Attached: 0,Carport Detached: 2,Garage |
| Gas,Navopache,Sewer,Telephone,Metered Water          | <b>Laundry</b> Utility Room                 | Attached: 2,Garage Detached: 0,Garage Door Opener,Parking Slab       |
| Provider: AZ Water                                   | <b>Other Rooms</b> Arizona                  | <b>Road Maintenance</b> County                                       |
| <b>Property Boundary</b> Chain Link Fence,Partly     | Room,Foyer/Entry                            | <b>Miscellaneous</b> Wheelchair Accessible: Yes                      |
| Fenced,Wood Fence                                    | <b>Cooling</b> Central A/C                  |  |
|  | <b>Heating</b> Forced Air,Natural Gas,Wood  |  |

**Financial Info**


**Public Remarks and Agent Remarks**

**Public Remarks:** Owners Pride in this Large Home on Beautiful Garden lot, plenty of room for everyone in this 2095 sq ft home, 3 Bedroom 2.5 baths, T & G ceiling in open living and formal dining next to elegant Sun Room. Additional Dining in Kitchen Area. Great for entertaining. Extra large Kitchen for ALL the cooks to be in the Kitchen. Master Bedroom is very spacious, vaulted beamed ceilings with access to back patio. Dual sinks in Master Bath with newer shower enclosure. Roomy spare Bedrooms for family or guests. Garage is extra wide with large separate Craft Room. Covered RV parking with ALL hook ups. Yard is very well kept with sprinkler/drip system for easy maintenance. Fruit Trees, Fenced Yard, 500 sq ft Work Shop special for Craftsman in back. Carport for all the toys. Call for your showing.



**LINDA R CEDARBLADE**  
**CEDAR RIDGE REAL ESTATE**  
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| Agent Detail   |                          | List Number: 224649 |                          |            |
|--|--------------------------|---------------------|--------------------------|------------|
|  | <b>Property Type</b>     | Residential         | <b>Residential Type</b>  | Site Built |
|  | <b>Status</b>            | Active              | <b>Area</b>              | Lakeside   |
|  | <b>Listing Price</b>     | 448,000             | <b>State</b>             | AZ         |
|  | <b>Short Address</b>     | 2319 Rim Road       | <b>Zip Code</b>          | 85929      |
|  | <b>City</b>              | Lakeside            | <b>Trees on Property</b> | Yes        |
|  | <b>Bedrooms</b>          | 3                   | <b>Water Available</b>   | Yes        |
|  | <b>Baths</b>             | 2.5                 | <b>Power Available</b>   | Yes        |
|  | <b>Aprx SqFt</b>         | 2,095               | <b>Carport</b>           | Yes        |
|  | <b>Aprx SqFt Source:</b> | County              | <b>Carport Attached:</b> | 0          |
|  | <b>Garage</b>            | Yes                 | <b>Carport Detached:</b> | 2          |
|  | <b>Garage Attached:</b>  | 2                   | <b>Aprx # of Acres</b>   | 0.74       |
|  | <b>Garage Detached:</b>  | 0                   | <b>Year Built</b>        | 1988       |
|  | <b>Horses</b>            | No                  |                          |            |
| <b>School District</b>   | Blue Ridge               |                     |                          |            |

**Directions:**  
**Legal:** Section 21,T9N,R22E:(Portion Govt Lot 10)Beg E4 Cor Sec 21; Th N89Dg54'20 W 662.95';Th S0Dg11'56 E 195.98'Tpob; Th S0Dg11'56 E 135.91';Th N89Dg49'41 W 258.73'; Th N17Dg4'1 E Alg C/L Rim Road 40.44';Th Nely 99.13'; Th N89Dg57'3 E 223.05'Tpob Out Of 212-49-027B

|                                |                           |                     |         |                                 |                |
|--------------------------------|---------------------------|---------------------|---------|---------------------------------|----------------|
| <b>Co-Broke</b>                | Yes                       | <b>Taxes:</b>       | 2,982.8 | <b>Township</b>                 | 9N             |
| <b>Co-Broke (\$ or %)</b>      | 3%                        | <b>Assessments:</b> | No      | <b>Range</b>                    | 22E            |
| <b>Limited Service:</b>        | No                        | <b>Short Sale:</b>  | No      | <b>Section</b>                  | 21             |
| <b>Variable Rate</b>           | Yes                       | <b>REO:</b>         | No      | <b>Approx Lot SqFt</b>          | 32,234         |
| <b>DOM/CDOM:</b>               | 27/27                     |                     |         | <b>Assessor #</b>               | 212-49-027D    |
| <b>LINDA R CEDARBLADE</b>      | <b>Cell: 928-242-5074</b> |                     |         | <b>Subdivision/Neighborhood</b> | Mogollon Rim E |
| <b>CEDAR RIDGE REAL ESTATE</b> | <b>928-537-1374</b>       |                     |         | <b>County</b>                   | Navajo         |
| <b>Listing Date</b>            | 05/08/2019                |                     |         | <b>Owner:</b>                   | Veath          |
| <b>Original List Price</b>     | 448,000                   |                     |         |                                 |                |
| <b>Aprx SqFt</b>               | 2,095                     |                     |         |                                 |                |
| <b>List Price/SqFt</b>         | 213.84                    |                     |         |                                 |                |

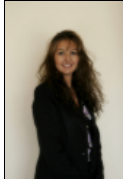
| Features   |  |  |
|--|--|--|
| <b>To Show Appt.</b> Only,Call Lister,Keysafe,Keysafe<br>Serial #: 32991120  | <b>Property Adjoins</b> Private,Reservation                                | <b>Water Heater</b> Gas,Over 30 Gallons  |
| <b>Possession</b> At COE   | <b>Baths</b> Full<br>Bath,Granite,Shower,Tub/Shower                        | <b>Fireplace/Woodstove</b> Fireplace,In Living Room,Woodstove  |
| <b>Owner Will Sell</b> Cash,Conventional,FHA,USDA,VA   | <b>Kitchen Features</b> Built-In<br>Dishwasher,Compactor,Disposal,Electric | <b>Floor Covering</b> Carpet,Laminate,Tile   |
| <b>Construction</b> Wood Frame   | <b>Range,Microwave,Pantry,Refrigerator</b>                                 | <b>Interior Features</b> Burglar Alarm,Dual Pane Windows,Master<br>Bedroom Down,Sky Lights,Smoke Detector,Vaulted Ceiling              |
| <b>Style</b> Single Level  | <b>Eating Area</b> Breakfast Room,Eat-In<br>Kitchen,Formal Dining          | <b>Exterior Features</b> Drip System,Gutters/Down Spouts,In the<br>Trees,Landscaped,Patio,Patio - Covered,RV Hook-Up,Satellite         |
| <b>Roof</b> Pitched,Shingle  | <b>Room,Kitchen/Dining Room Combo</b>                                      | <b>Dish,Sprinklers,Street Paved,Tall Pines On Lot,Utility Building</b>   |
| <b>Foundation</b> Slab   | <b>Laundry</b> Utility Room  | <b>Garage/Carport</b> Carport Attached: 0,Carport Detached: 2,Garage<br>Attached: 2,Garage Detached: 0,Garage Door Opener,Parking Slab |
| <b>Utilities Available</b> Electric - Individual<br>Metered,Metered Water,Natural<br>Gas,Navopache,Sewer,Telephone,Metered Water<br>Provider: AZ Water | <b>Other Rooms</b> Arizona<br>Room,Foyer/Entry                             | <b>Road Maintenance</b> County   |
| <b>Property Boundary</b> Chain Link Fence,Partly<br>Fenced,Wood Fence  | <b>Cooling</b> Central A/C<br><b>Heating</b> Forced Air,Natural Gas,Wood   | <b>Miscellaneous</b> Wheelchair Accessible: Yes  |

| Financial Info              |
|-----------------------------|
| <b>Exclusive Agency:</b> No |

**Public Remarks and Agent Remarks**

**Public Remarks:** Owners Pride in this Large Home on Beautiful Garden lot, plenty of room for everyone in this 2095 sq ft home, 3 Bedroom 2.5 baths, T & G ceiling in open living and formal dining next to elegant Sun Room. Additional Dining in Kitchen Area. Great for entertaining. Extra large Kitchen for ALL the cooks to be in the Kitchen. Master Bedroom is very spacious, vaulted beamed ceilings with access to back patio. Dual sinks in Master Bath with newer shower enclosure. Roomy spare Bedrooms for family or guests. Garage is extra wide with large separate Craft Room. Covered RV parking with ALL hook ups. Yard is very well kept with sprinkler/drip system for easy maintenance. Fruit Trees, Fenced Yard, 500 sq ft Work Shop special for Craftsman in back. Carport for all the toys. Call for your showing.

**Confidential Agent Remarks:** No showing between Noon and 2:00pm daily. Directions for Alarm: Call agent for Code 1. Orange key in lockbox opens bottom lock only, do that FIRST. 2. Key pad in laundry room, thru front door go right pass kitchen/dining to door on left. 3.Same code as the front door. Do not attempt to open work shop before disarming alarm. LEAVING: Press House Icon, Security, Arm, Away



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