

	6898374	Residential	Townhouse	Active
Beds/Baths: 2 / 3 Bedrooms Plus: 2 Approx SqFt: 1,435 / Assessor Price/SqFt: \$296.51 Year Built: 1993 Private Pool Y/N: No Community Pool Y/N: Yes Encoded Features: 23X1G Exterior Stories: 2 # of Interior Levels: 2 Dwelling Type: Townhouse Dwelling Styles: Attached	Approx Lot SqFt: 2,004 / Assessor Approx Lot Acres: 0.046 Subdivision: POINTE SOUTH MOUNTAIN UNIT FIVE LT 1-102 A-Z AA-MM Tax Municipality: Phoenix Marketing Name: Pointe South Mountain Planned Cnty Name: Pointe South Mountain Model: Builder Name: Capistrano Hu Block: Building Number:			
Ele Sch Dist: Tempe School District Elementary School: Frank Elementary School Jr. High School: Fees College Preparatory Middle School	High School District: Tempe Union High School District High School: Mountain Pointe High School			

Cross Streets: S 48th St & E Guadalupe Rd **Directions:** From Guadalupe Rd, N to 48th St, right to Hazel Dr. to the end.

Public Remarks: Pristine & immaculate 2 bed, 3 bath, 1 car garage townhome is move-in ready & located in desirable Pointe South Mountain, right on the golf course! Property boasts an abundance of privacy w/ private gated yard. The townhome is nicely painted & features new flooring, high ceilings, & large windows with stunning views & fireplace for added comfort & ambiance. The master bedroom suite is spacious & offers a private balcony. Additionally, bonus area that can be utilized as an office. All newer appliances are included, water, sewer & garbage services are also included in the rent. Residents will have access to community amenities such as a heated pool, walking & biking paths, an open park, & a golf course. Property is currently leased to 4/08/26.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 1 Carport Spaces: 0 Total Covered Spaces: 1 Slab Parking Spaces: 0 Parking Features: Direct Access; Garage Door Opener; Unassigned Road Responsibility: Private Maintained Road Community Pool Y/N: Yes Community Pool Features: Heated Private Pool Y/N: No Private Pool Features: Spa: None Horses: N Fireplace Features: 1 Fireplace; Fireplace Living Rm Property Description: Golf Course Lot; Cul-De-Sac Lot; Corner Lot; City Light View(s); Mountain View(s); Borders Common Area Landscaping: Synthetic Grass Frnt Exterior Features: Balcony; Patio; Private Street(s); Pvt Yrd(s)/Ctryrd(s) Features: Vaulted Ceiling(s); Water Softener Owned Community Features: Biking/Walking Path; Community Spa Htd; Golf Flooring: Carpet; Tile Windows: Dual Pane; Mechanical Sun Shds	Kitchen Features: Range/Oven Elec: Electric Cooktop; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Pantry; Non-laminate Counter; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Vanity Master Bedroom: Upstairs Additional Bedroom: Separate Bedroom Exit Laundry: Washer Included; Dryer Included; Inside Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Spanish Unit Style: Two Levels; One Common Wall Const - Finish: Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Programmable Thmstat Heating: Electric Plumbing: Electric Hot Wtr Htr Utilities: SRP Water Source: City Water Sewer: Sewer - Public Technology: Cable TV Avail; High Speed Internet	County Code: Maricopa Legal Description (Abbrev): LOT 26 POINTE SOUTH MOUNTAIN UNIT FIVE LT 1-102 A-Z AA-MM MCR 035539 AN: 301-13-712 Lot Number: 26 Town-Range-Section: 1S-4E-5 Cty Bk&Pg: Plat: Taxes/Yr: \$1,909/2024 Ownership: Fee Simple Co-Ownership (Fractional): Agreement YN: No New Financing: Cash; Conventional Existing 1st Loan: Treat as Free&Clear Existing 1st Ln Trms: Disclosures: Seller Discl Avail Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$370 Monthly Special Assmnt HOA: No HOA Transfer Fee: \$155	HOA Name: Pointe S Mountain HOA Management Company: First Se Residential	HOA Telephone: 480.551.4300
HOA 2 Y/N: N		
HOA 3 Y/N: N		

Association Fee Incl: Exterior Mnt of Unit; Roof Repair; Roof Replacement; Blanket Ins Policy; Water; Garbage Collection; Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); No Visible Truck Trailer RV Boat; Rental OK (See Rmrks); Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: N Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$370 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$245 Cap Improvement/Impact Fee 2: \$0 Other Fees HOA: \$0
---	---	--

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 63 / 63 Status Change Date: 07/28/2025	List Price: \$425,498	Special Listing Cond: N/A

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings

Lockbox Type: Supra

Listed by: West USA Realty (wusa02)

Prepared by Richard Bazinet PLLC,
MBA, CRS, ABR,

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.
DND2 (Do Not Display or Disclose) - the data in fields marked with DND2 is confidential, for agent use only, and may not be
shared with customers or clients in any manner whatsoever.

09/29/2025 11:51
AM

© 2025 ARMLS
and FBS.
DMCA