

	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 Cmty Name: Pointe South Mountain Model: Builder Name: Capistrano Hun 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)/Crtyrd(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:		
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: 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: 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

Listed by: West USA Realty (wusa02)

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