



## 24625 S Cedarcrest DR Sun Lakes

85248-

Lot #: 62

2973731 ER **Active** / Residential LP: \$ 489,900

Area/Grid: 507 / V38

Hun Block: 10100E

Beds/Baths: 2 / 2

SF: 2,792 / Assessor

Lot Size: 7,501-10,000

Year Built: 2002

Photos: 6 [Virtual Tours: 1](#)

FE: 22FRDO2.5G

Pool: **Yes - Community**

### Sundance Properties

Directions: Alma School & Riggs Road Go West on Riggs to EJ Robson. Turn right (N) to go through guard gate. Right on Cedar Waxwing, Left on Cedarcrest

Absolutely spectacular GOLF COURSE LOT! This immaculate home is situated on the 8th green in Oakwood. This peaceful home has 2 bedrooms plus a DEN! This cook's kitchen has tons of cabinets, solid surface counters, a smooth top range and a built in desk-not to mention the breakfast bar. This opens up to a large family room with a built in entertainment niche and huge picture window to enjoy the golf course view. The backyard has been professionally landscaped and with built in benches is perfect for entertaining or enjoying your morning coffee. Other features include wood shutters, neutral colors, ceiling fans, intercom, HUGE WALK-IN CLOSET, built in garage cabinets.

### Property Information

Subdivision: <b>Sun Lakes-Oakwood</b>	Marketing Name: <b>Oakwood</b>	Planned Community Name: <b>Sun Lakes-Oakwood</b>
Township - Range - Section: - -	Plat:	Block:
Builder: <b>Robson</b>	Model:	Fenced: <b>Yes</b>
Master BR: <b>0x0</b>	BR 2: <b>0</b>	BR 4: <b>0</b>
BR5: <b>0</b>	LR: <b>0x0</b>	Fam Room: <b>0x0</b>
Kitchen: <b>0x0</b>	Den/Other: <b>0x0</b>	Horses: <b>No</b>

Single Family-Detached	Breakfast Bar	Covered Patio(s)	Desert Front
Single Level	Range/Oven	Yard Watering System-Front	Desert Back
Fee Simple	Dishwasher	Yard Watering System-Back	Gated Community
Spanish	Disposal	2.5 Car Garage	Guarded Entry
2751-3000 Sq Ft	Microwave	Washer/Dryer Hook-up Only	Possess-Close of Escrow
Full Bath Master BR	Kitchen Island	Block Construction	HOA Incl-Street Maint
Separate Shower & Tub	Washer/Dryer Hook-up Only	Painted Finish	HOA-Pets Ok (See Remarks)
Double Sinks	Inside Laundry	Stucco Finish	HOA-No Visible Trucks, Trailers, RV, Boats
Master Bedroom Split	Skylight(s)	All Tile Roof	HOA-Rental OK (See Remarks)
Master BR Walk-In Closet	Vaulted Ceiling(s)	Refrigeration	1st Loan-Treat as Free & Clear
Master BR Sitting Room	Wet Bar(s)	Gas Heat	New Fin-Conventional
No Fireplace	Intercom	Ceiling Fan(s)	Seller Disclosure Available
No Private Pool	No Interior Steps	Multi-Pane Windows	Agency Disclosure Required
Spa - None	Water Softener (Owned)	SRP	
Community Pool	Drinking Water Filtering System	SW Gas	
Community Pool - Heated	Cable TV Available	Private Water Company	
Community Spa	High Speed Internet Available	Sewer-Private	
Community Spa - Heated	Family Room	Partial Fencing	
Formal Dining Room	Den/Office	Golf Course Lot	
Eat-in Kitchen	Patio	Golf Course Subdivision	

### School Information

Elem School: <b>Adult</b>	Jr High School: <b>Adult</b>	High School: <b>Adult</b>
Elem School District: <b>80</b>		High School District: <b>80</b>

### Financial Information

Equity: <b>\$ 489,900</b>	Taxes/Year: <b>\$3029 / 2007</b>	Downpayment: <b>0</b>
HomeOwnerAssociation: <b>Yes / \$600 / Semi-Annually</b>		Land Lease: <b>\$0 /</b>
Sun Lakes HOA		PAD Fee: <b>\$0 /</b>
Rec Center: //		

Prepared by: Kelly Wight

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

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