



**1972 N Ithica ST Chandler**  
**85225-8407**

Lot #: 48

2969580 ER **Active** / Residential LP: \$ 227,000

Area/Grid: 506 / T39

Hun Block: 700E

Beds/Baths: 4 / 2

SF: 1,804 / Assessor

Lot Size: 7,501-10,000

Year Built: 1983

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

FE: 42FRDXP2G

Pool: **Yes - Private**

**Sundance Properties**

Directions: Warner & McQueen West on Warner to light at Ithica. South to 1972, fifth house on right hand side.

This home has a beautiful open floorplan with a large eat-in kitchen, including new dishwasher, lots of counter space and a built in desk! This is adjacent to a cozy family room which has a brick, wood burning fireplace and laminate wood flooring. There is diagonally set, neutral tile in the entry, kitchen and baths. The master bedroom has his and her closets along with double sinks and a new tile shower surround in master bath. The oversized backyard includes an extended covered patio, a large, sparkling diving pool and a shady grassy area too! Tons of space for entertaining or kids to play. A/C was replaced in 2006. Great schools, Excelling Sanborn Elementary!

**Property Information**

Subdivision: **Stonegate Crossing**

Marketing Name: **Stonegate Crossing**

Planned Community Name: **Stonegate Crossing**

Township - Range - Section: **1S - 5E - 22**

Plat:

Block:

Builder: **Pulte**

Model:

Fenced: **Yes**

Master BR: **13X14**

BR 2: **12x11**

BR 3: **11x10**

BR 4: **10x9**

BR5: **0x0**

LR: **15x22**

Din Room: **10x10**

Fam Room: **10x15**

Kitchen: **22x10**

Den/Other: **0x0**

Horses: **No**

Single Family-  
 Detached  
 Single Level  
 Fee Simple  
 Ranch  
 1801-2000 Sq Ft  
 Full Bath Master BR  
 Double Sinks  
 Other BR Walk-In  
 Closet  
 1 Fireplace  
 Fireplace in Family  
 Room  
 Private Pool  
 Fenced Pool  
 Diving Pool  
 Spa - None  
 Formal Dining Room  
 Eat-in Kitchen

Range/Oven  
 Dishwasher  
 Disposal  
 Pantry  
 Washer Included  
 Dryer Included  
 Laundry in Garage  
 Vaulted Ceiling(s)  
 Water Softener (Owned)  
 Cable TV Available  
 High Speed Internet  
 Available  
 Family Room  
 Patio  
 Covered Patio(s)  
 Yard Watering System-  
 Front  
 Yard Watering System-  
 Back

Misting System  
 2 Car Garage  
 Electric Door Opener(s)  
 Frame/Wood Construction  
 Painted Finish  
 Stucco Finish  
 Metal Roof  
 Refrigeration  
 Electric Heating  
 Sunscreen(s)  
 Ceiling Fan(s)  
 SRP  
 City Water  
 Sewer-Public  
 City Services  
 Block Fencing

Wood Fencing  
 Possess-Close of Escrow  
 No Association Fee  
 HOA Info-None  
 1st Loan-Treat as Free & Clear  
 New Fin-Cash  
 New Fin-VA  
 New Fin-FHA  
 New Fin-Conventional  
 Seller Disclosure Available  
 Agency Disclosure Required

**Items Updated**

Baths/2007/Partial

Flooring/2005/Partial

Heat/Cool/2006/Full

Pool/2005/Partial

Roof/2008/Full

**School Information**

Elem School: **Sanborn**

Jr High School: **Andersen, John M.**

High School: **Chandler**

Elem School District: **80**

High School District: **80**

**Financial Information**

Equity: **\$ 227,000**

Taxes/Year: **\$1294 / 2007**

Downpayment: **0**

HomeOwnerAssociation: **No / \$ /**

Land Lease: **\$0 /**

PAD Fee: **\$0 /**

Rec Center: **//**

Prepared by: Kelly Wight

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

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