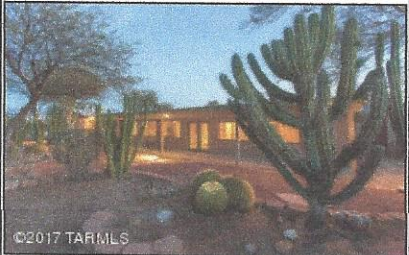


**AGENT DETAIL REPORT - Not For Distribution - Internal Use Only**

<b>MLS#:</b> 21701917	<b>Residential / Single Family Residence</b>	<b>Const. Status:</b> Existing	<b>Status:</b> Active	<b>List Price:</b> 425,000
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 <p>©2017 TARMLS</p>	<b>Comb. SqFt +/- / Source:</b> 3,428 / Appraiser <b>Year Built:</b> 1988 <b>Area:</b> Northw est <b>Municipality/Zoning:</b> Pima County - SR <b>County:</b> Pima <b>Year/Taxes:</b> 2016 / 4,993.9 <b>HOA Fee Amt P/Month:</b> 0 <b>HOA Frequency:</b> <b>School District:</b> Marana <b>Elementary School:</b> Ironw ood <b>Middle School:</b> Tortolita <b>High School:</b> Mountain View <b>Subdivision:</b> Unsubdivided <b>Community:</b> None	<b>Marketing Range:</b> - <b>List Price/SqFt:</b> 123.97 <b>TRS:</b> 12 / 13 / 8 <b>Lot Acres:</b> 3.79 <b>Lot Dimensions:</b> 452 x 365 <b>Lot Sqft:</b> 165,092 <b>Lot Size Source:</b> Assessor <b>Tax Code:</b> 224-19-105A <b>Assessments:</b> 0.00 <b>Ownership:</b> FEE (Simple) <b>FEMA Flood Ins Req:</b> No <b>Municipal Flood Req:</b> No <b>Fire Prot Incl Taxes:</b> Yes <b>Terms:</b> Cash; Conventional; FHA; VA <b>Cross Block:</b> 11200 - N <b>Pima County GIS</b>
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**Address:** 3100 W Lynne Place, Tucson, AZ 85742  
**Directions:** Shannon / Lambert - West, Camino de la Tierra - North, Lynne Place - East to end.  
**Legal Description:** E365.02 of S452.35 of N930.02 of E1207.97 of W1252.97 of E2 H 3.79

<b>Bedrooms:</b> 4 <b>Total Baths:</b> 4 (2-2-0 -0) <b>Main House SqFt:</b> 2,662 <b>Dining Room:</b> Area <b>Living Areas:</b> Family Room <b>Breakfast:</b> Eat-In <b>Guest Facilities:</b> House; <b>Guest House SqFt:</b> 766 <b>Laundry:</b> Room <b>Extra Room:</b> Bedroom; Den	<b>Pool:</b> None <b>Spa:</b> None <b>Patio:</b> Covered <b>Window Cover:</b> Stay <b>HmeProt:</b> none <b>RV Parking:</b> Space Available <b>Landscape - Front:</b> Low Care <b>Landscape - Rear:</b> Low Care <b>Environmental Discl:</b> Unknown	<b>Construction:</b> Burnt Adobe <b>Style:</b> Ranch <b># of Stories:</b> 1 <b># of Garage Spaces:</b> 2.5 <b># of Carport Spaces:</b> 2 <b>Roof:</b> Comp Shingle <b>Fence:</b> Combo <b>#Fireplaces/Loc:</b> 1 / Living Room <b>Floor Covering:</b> Carpet; Ceramic <b>View:</b> Mountain	<b>New Construction:</b> <b>A/C:</b> Zone <b>Evap:</b> None <b>Heat:</b> Forced Air - Elec <b>Gas:</b> None <b>Water:</b> City Water <b>Sewer:</b> Septic <b>Short Sale:</b> No <b>REO:</b> No <b>Security:</b> None
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**Appliances:** Dishwasher; Microwave; Oven/Stove; Refrigerator  
**Miscellaneous:** Adult Community:No **Athletic Facilities:**No **Basement:**No **Cable Available:**Yes **Deed Restrictions:**Yes  
**Disability Adapted:**No **Dividable Lot:**No **Fix Up:**No **Gated Community:**No **Horse Facilities:**Yes **Horses Allowed:**Yes  
**Interior Steps:**Yes **On Golf Course:**No **Paved Street:**No **Split Bedroom Plan:**Yes **Split Level:**No **Subdivided Lots:**No  
**Facilities:** None  
**Green Features:**

<b>Terms:</b> Cash; Conventional; FHA; VA	<b>Loan Information:</b> Cash Avail Financing: 475,000
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**Remarks:** FANTASTIC NW HORSE RANCH!! AMAZING Property on Almost FOUR Acres of GORGEOUS Desert w/ STUNNING MOUNTAIN View s! FOUR Extra Large BDRMS & 4 BATHS Including TWO MASTER SUITES and a 766 sq foot GUEST HOUSE has Large Kitchen/Bath/Walk In Closet, fenced yard, Shade Corral and Private Deck to watch CATALINA MOUNTAINS turn pink & purple, Main House has Huge Kitchen w/ STAINLESS STEEL Appliances, Custom Backsplash, Tons of Cabinets. LR FIREPLACE w/ banco, spacious family room, & BONUS Office Space w/ Separate Glass French Door Entrance. 115 Ft Shed Row for Endless Horse Corral Configurations, Enclosed Hay Barn, Chicken Coop, TWO Tack Sheds, Oversized Garage, FENCED ARENA. Ride Off Property w/ access to Miles of Trails. Room for Boats, Toys, RV's. Caretaker on Property. Call for Appointment.

<b>Short Sale:</b> No	<b>REO:</b> No	<b>Variable Commission:</b> No	<b>Coop Fee:</b> 3%	<b>DOM:</b> 30
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**Agent Only Remarks:** Lamps are on timers, please DO NOT turn the lamps off. Some w all switches are taped in position, please DO NOT change them. Please ensure multiple doors in guest house as well as home are locked. Both Keys are in Lockbox. Three A/C Units, Two Septic Tanks. GUEST HOUSE has A/C, Refrigerator, Oven Stove, Microwave, Bath. Caretaker may be on Property. Go show!

**Showing Instructions:** Text LA with time frame to Show 907-0477. Owner is on Property Periodically. Text with time frame.

<b>Occupant Name:</b> Vacant	<b>Occupied By:</b> Caretaker	<b>Phone # to Show:</b> Text 520-907-0477	<b>TAR/MLS Keysafe:</b> Yes
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<b>Agency Info</b>	<b>Primary</b>	<b>Mobile</b>	<b>Fax</b>	<b>Email</b>
<b>LO:</b> Tierra Antigua Realty, LLC 286607 - Lic#:LC529176009	520-318-5290		520-318-5292	kimclifton@tierraantigua.net
<b>LA:</b> Angela L Faruolo 8566 - Lic#:SA 100745000	520-907-0477	520-907-0477	520-844-1142	angela.faruolo@gmail.com

<b>Listing Date:</b> 01/19/2017	<b>Status Change Date:</b> 01/20/2017
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