	6508268	Residential	Single Family - Detached	Active
	Beds/Baths: 2 / 2 Bedrooms Plus: 3 Approx SqFt: 1,627 / County Assessor Price/SqFt: \$227.41 Year Built: 2009 Flood Zone: No Pool: Community Only Encoded Features: 22R02G3S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family - Detached Dwelling Styles: Detached		Approx Lot SqFt: 8,230 / County Assessor Approx Lot Acres: 0.189 Subdivision: ANTHEM AT MERRILL RANCH UNIT 54 Tax Municipality: Florence Marketing Name: Planned Cmty Name: Sun City Anthem @ Merrill Ranc Model: Providence Builder Name: Pulte Hun Block: Map Code/Grid: W47 Building Number:	
	Ele Sch Dist: Florence Unified School District Elementary School: Anthem Elementary School - Florence Jr. High School: Poston Junior High School		High School District: Florence Unified School District High School: Poston Butte High School	

Cross Streets: Hunt Highway & Merrill Ranch Parkway **Directions:** East on Merrill Ranch Parkway, Left on Sun City Blvd., Right on W. Willow Way, Left on N. Coronado Drive, Left on Bushwood Court to property on right.

Public Remarks: You'll love the location of this popular Providence model on a quiet cul-de-sac. Entertain on the lovely extended paved back patio or just soak up the sun on the comfortable south facing front patio - both furnished. A portable heater is included for those chilly evenings. Amenities include walk thru door from the 2 car + golf cart garage to back yard, gardening tools, utility sink, water softener, ro system, sun screens, private den with hide-a-bed, stainless steel appliances, bay window in the master bedroom, double sinks and oversized walk-in shower in the master bath, a spacious walk-in closet, and ceiling fans throughout, This home is furnished including dishes and cooking utensils. Just move in and enjoy the resort style living! PLUS...The town of Florence bond is paid in full.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2 Carport Spaces: 0 Total Covered Spaces: 2 Slab Parking Spaces: 3 Parking Features: Electric Door Opener; Golf Cart Garage Road Responsibility: City Maintained Road Pool Features: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Cul-De-Sac Lot; North/South Exposure Landscaping: Desert Front; Desert Back; Yrd Wtring Sys Front; Yrd Wtring Sys Back; Auto Timer H2O Front; Auto Timer H2O Back Exterior Features: Covered Patio(s) Features: No Interior Steps; Water Softener Owned; Furnished(See Rmrks); See Remarks Community Features: Biking/Walking Path; Clubhouse/Rec Room; Comm Tennis Court(s); Community Media Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Golf Course; Workout Facility Flooring: Carpet; Tile	Kitchen Features: 220 Volts in Kitchen; Range/Oven Elec; Cook Top Elec; Gas Stub for Range; Disposal; Dishwasher; Built-in Microwave; Refrigerator; Reverse Osmosis; Pantry; Laminate Counters Master Bathroom: Full Bth Master Bdrm; Double Sinks; Private Toilet Room Master Bedroom: Split Additional Bedroom: Other Bdrm Split Laundry: Washer Included; Dryer Included; Inside Dining Area: Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: Y Other Rooms: Great Room	Architecture: Spanish Unit Style: All on One Level; No Common Walls Const - Finish: Stucco Construction: Frame - Wood Roofing: Tile Fencing: Block Cooling: Refrigeration; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: APS; SW Gas Water: Pvt Water Company Sewer: Sewer - Private Technology: High Speed Internet Available	County Code: Pinal Legal Description (Abbrev): LOT 48 ANTHEM AT MERRILL RANCH UNIT 54 CAB H SLD 73 AN: 211-11-828 Lot Number: 48 Town-Range-Section: 04S-09E-19 Cty Bk&Pg: Plat: Taxes/Yr: \$1,872/2022 Ownership: Fee Simple New Financing: Cash Existing 1st Loan: Conventional Existing 1st Ln Trms: Non Assumable Disclosures: Seller Discl Avail; Agency Discl Req Possession: By Agreement; Close of Escrow

Windows: Sunscreen(s)		
Fees & Homeowner Association Information		
HOA Y/N: Y / \$411 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$0	HOA Name: Sun City Anthem at HOA Management Company: AAM,LLC	HOA Telephone: 602-957-9191 HOA Management Phone: 602-957-9191
HOA 2 Y/N: Y / \$120 Quarterly Special Assmnt HOA 2: No HOA 2 Transfer Fee: \$0	HOA 2 Name: AAM,LLC	HOA 2 Telephone: 602-957-9191
HOA 3 Y/N: N		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Rec Center Fee Y/N: N / \$0 Rec Center Fee 2 Y/N: N / \$0 Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$177 Cap Improvement/Impact Fee: \$1,233 Prepaid Association Fees HOA: \$531 Disclosure Fees HOA: \$400 Cap Improvement/Impact Fee 2: \$240 Prepaid Association Fees HOA 2: \$0 Disclosure Fees HOA 2: \$0 Other Fees HOA: \$0
Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 51 / 51 Status Change Date: 01/16/2023	List Price: \$369,990	SA: N / BB: Y / 3% Var: N Other Compensation: Special Listing Cond: Age Rstrt (See Rmks)

Listed by: Doubletree Realty (dblt01)

Prepared by Doubletree Realty

All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. DND2 (D o N o t D isplay or D isclose) - 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.

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The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Sethney1



Front

Sethney2



Extended paved back Patio

4-Bushwood



Front furnished Patio w/heater,

8-Bushwood



Great Room

9-Bushwood



Kitchen

10-Bushwood



Kitchen

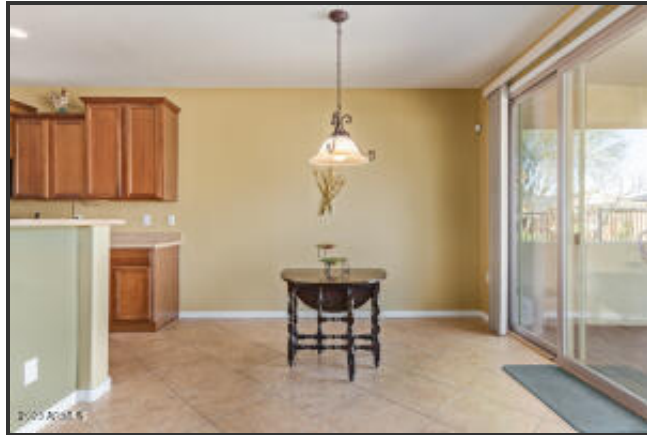
11-Bushwood



12-Bushwood



13-Bushwood



15-Bushwood



Master Bedroom

17-Bushwood



Master Bath

18-Bushwood



Master Closet

19-Bushwood



Bedroom 2

20-Bushwood



Bedroom 2

21-Bushwood



Bath 2

23-Bushwood



Den

24-Bushwood



Laundry

26-Bushwood



Back Patio

27-Bushwood



28-Bushwood



Spacious backyard

30-Bushwood



31-Bushwood

