



### 3104 E Millbrae LN Gilbert 85234-

Lot #: 13

2818800 ER **Active** / Residential LP: \$ 259,990

Area/Grid: 510 / s41

Hun Block: 1375N

Beds/Baths: 3 / 2

SF: 1,358 / Builder

Lot Size: 1-7,500

Year Built: 1996

Photos: 6

FE: 32R2G

Pool: No

Advocate Realty Investments, L

Directions: Higley and Baseline Take Higley south past Baseline, take a right on Merrill, right on Balboa, left on Millbrae. Right side of street.

This home is a must see for your clients and has been meticulously cared for by the current owner. New carpet, new paint, low maintenance yard, wonderful floor plan, great neighbors, and a quiet street are just some of the reasons why this is a great place to call home. Priced very fairly you will not want to miss out on showing your client this move in ready home. Gilbert is a wonderful place to reside and known for its small-town friendliness, great schools, pristine neighborhoods, and a thriving business community. Sale terms are subject to lender approval.

#### Property Information

Subdivision: **Carriage Lane**

Marketing Name:

Planned Community Name:

Township - Range - Section: - -

Plat:

Block:

Builder: **Shea**

Model:

Fenced: **Yes**

Master BR: 0

BR 2: 0

BR 3: 0

BR 4: 0

BR5: 0

LR: 0

Din Room: 0

Fam Room: 0

Kitchen: 0

Den/Other: 0

Horses: **No**

Single Family-Detached

Range/Oven

Stucco Finish

HOA Incl-Other (Remarks)

Single Level

Dishwasher

All Tile Roof

HOA Info-Other (Remarks)

Fee Simple

Disposal

Refrigeration

1st Loan-Conventional

1201-1400 Sq Ft

Refrigerator

Electric Heating

New Fin-Conventional

3/4 Bath Master BR

Pantry

Sunscreen(s)

Disclosures-None

Double Sinks

Kitchen Island

Ceiling Fan(s)

Master BR Walk-In Closet

Inside Laundry

SRP

No Fireplace

9 Ft + Flat Ceiling(s)

City Water

No Private Pool

Patio

Sewer-Public

Spa - None

2 Car Garage

Block Fencing

Eat-in Kitchen

Frame/Wood Construction

Possess-Close of Escrow

#### School Information

Elem School: **Pioneer**Jr High School: **Highland**High School: **Highland**

Elem School District: 41

High School District: 41

#### Financial Information

Equity: \$ 259,990

Taxes/Year: \$0 / 2007

Downpayment: 0

HomeOwnerAssociation: **Yes** / \$244 / **Semi-Annually**

Land Lease: \$0 /

PAD Fee: \$0 /

Rec Center: //

**MLS#: 2818800**



**Prepared by:** Ars Atisha

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

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