Property Full Report

No Photo Available

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Residential MLS#: **469219** Status: **Active** LP: **$ 249,900**
Assess Accnt #: **R208861940** CP:
Address: **3228 Orchard Ave** City: **Edmond, 73012**
Addition: **Grove Ii The** County: **Oklahoma**
Community: LP/SF: CP/SF
Quad #: **OC1** Block: **6** Lot: **1** Area: **112** Type: **Single Family**
Acres: Map: **264** Land SqFt/Dim: **8610 /**
Sect: Twnshp: Range:
Directions: **West on 192nd from May Ave, half mile turn north on Bloomfield Pl turn left on Orchard Ave.**

General Information

Beds: **4** | SF MOL: **0 / Builder** | Heat: **Central Gas** | Res Items: **N**
Baths: **3.0** | Year Built: **2011 / New Home** | Cool: **Central Elec** | Disclosure: **Y**
Style: **Dallas** | Builder Name: **Shawn Forth** | FP: **1 / Metal Insert** | Inlaw Plan:
Living: **3** | Level: **ONEH** | Foundation: **SLAB** | Handicap:
Dining: **1** | Const: **Brick & Fra** | Fence: | Flood Ins:
Lot Desc: **Corner** | | | Pool: **N /**
Tot Rms: | Roof Ty / Yr: **Composition / 2011** | Livestock: | Poss: **At Close**
Warranty: **YES** | Garage: **3 / Attached** | HOA/Inc: **Y/Pool,Rec Facility** | HOA Fee/Period: **350 / Annual**
Qualify: **Y** | HSE: **N /** | Tax: **$ 2499.00** | Property Faces:

Remarks: **4 beds w/study, 3 full baths, wood floors, granite throughout, 3 car garage, corner lot, bonus room w/upstairs bath. Community features: Pool, sports court, club house, walking trails. The Grove Elementary on site.**

Schools

Elem: **The Grove** Middle: **Deer Creek** High: **Deer Creek** School District: **Deer Creek**

Rooms Information

Living: **14x18 / Ceiling Fan, Family, Fireplace**
Living 2: **Cathedral Ceiling, Ceiling Fan, Study**
Living 3:
Dining: **10x11 /**
Kitchen: **11x12 / Breakfast Bar, Island, Pantry**
Master BR: **13x14 / Double Vanities, Tub & Shower, Ceiling Fan**
BR 2: **10x11 / Ceiling Fan**
BR 3: **10x12 / Ceiling Fan**
BR 4: **10x12 / Ceiling Fan, Full Bath, Upper Level**
Other: **Game Room**

Additional Features

Appliances: **Dishwasher, Disposal, Microwave**
Interior Feat: **Stained Wood**
Exterior Feat: **Covered Patio**
Utilities: **Electric, Cable, Gas, Public Utilities**
Mechanical Feat: **Garage Door Lift, Security System, Smoke Alarm, Underground Sprinkler**
Range Type: **Free Stand / Gas**
Oven Type: **Self Clean / Electric**
Floors: **Part Carpet, Part Wood**
Parking: **Concrete Drive**
Energy: **Fireplace Insert**

Office and Showing Information

of Images: **0** | Service Type: **LS** | Assoc Fax : **888-599-4679**
Terms: | Internet: **Y** | LBox: **Combination**
Show Instr: **Anytime** | Occupied: **N** | List Type: **ERTS**
Photo: | S Cond: | Email: **info@MLS4public.com**
Comp SB: **3.0%** | Var/Dual Rate: **N** | BSB:
List Assoc/ID: **Dawn Faust / DMFAUST** | List Broker/ID: **MLS4public.com / FPRM01**
Co List Assoc/ID: | Co List Broker/ID:
Preferred Phone: **281-739-9455** | Cell Phone: **281-739-9455** | Office Phone: **281-739-9455** | Office Fax: **888-599-4679**
Assoc Web: **http://www.mls4public.com** | Office Web: **www.mls4public.com**

L/Ofc Rem: **FOR APPTS, QUESTIONS & NEGOTIATIONS CONTACT: Shawn Forth 405-210-6709 or 405-359-2205 Email: Shawn@ShawnForthCustomHomes.com**

Sold Information

Orig LP: **$ 249,900** | SF MOL **0 / Builder** | DOM: **1** | Coop Sale:
Closed Price: | Closed Date: | Slr Pts: | Loan Type:
LP/SF: | Pending Date: | Buy Pts: | Loan Terms:
Sales Broker/Code: | | Co Sales Broker/Code: |
Phone: | | Phone: | Origination Fee:
Sales Assoc/Code: | | Co Sales Assoc/Code: |
Phone | | Phone:

Prepared For: DawnFaust Information Is Believed To Be Accurate But Not Guaranteed Wednesday, September 21, 2011 6:02 PM