

# Wonderful Family Home or Investment Opportunity! Close-In Tempe!



## Sunset Shadows II 1216 West 13<sup>th</sup> Street, Tempe, AZ \$275,000

- Move-In Ready! Sharp Floorplan & Terrific Curb Appeal!
- Approximately 2,096 Square Feet
- 3 ABSOLUTELY HUGE bedrooms + Large Flex Room
- Honey Oak Finish Pergo Flooring in Bedroom 2
- Brand New Deep Plush Carpet in Bedroom 3
- Exits to Covered Patio from Master and Bedroom 2
- 2 Full Bathrooms
- Great Room with Separate Dining Area
- Fresh 2-Toned Interior Paint
- Ceramic Tile Flooring in Great Rm, Flex Rm, Kitch, & MBR
- Bathroom Sinks & Fixtures Recently Replaced
- Lovely Brick Trimmed WB Fireplace
- Sizeable & Private Rear Yard (Plenty of Room for a Pool)
- North/South Exposure ~ Large Covered Patio
- Large 2 Car Garage
- Convenient to Downtown Tempe, Transportation, & Loop 202



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