



**\$259,900**

## **1040 S 4TH AVE, THATCHER, AZ 85552, USA**

<https://rehomes.us>

Move in Ready! 3 BR 2BA home on just over an acre in Thatcher just outside of city limits. Freshly painted with new flooring in all the bedrooms, its move in ready! Thatcher's new park is just around the corner and, Eastern Arizona College is less than a mile away. There's an enclosed AZ room [...]

- 3 beds
- 2.00 baths
- Single Family Residence
- Residential
- Active



**Leslie Campos**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1979

**Bathrooms Full:** 2

**List Number Main:** 22322452

**Municipality/Zoning:** Graham - R-2

**Township:** 7

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 48804.62 sq ft

**MLS #:** 22322452

**County:** Graham

**Lot Acres:** 1.12 acres

**Lot Dimensions:** 121x403

**View:** Mountains

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## Description

**Legal Description:** Lengthy

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## Rooms

**Sauna Level:** Thatcher Unified

**Dining Areas:** Dining Area

**Extra Room:** Bonus Room

**Kitchen Features:** Dishwasher,Electric Oven,Refrigerator

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## Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 1.00

**Basement:** No

**Construction:** Masonry Stucco,Slump Block

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing

**Garage/Carport Feat:** None

**Floor covering:** Ceramic Tile, Wood

**Floor Covering: Other:** LVP

**Main House SqFt:** 1468.00 sq ft

**Stories:** One

**Fence:** None

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## Miscellaneous



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

**Subdivision Name:** Unsubdivided

**Landscape - Front: Other:** Low Care,Natural Desert

**Horse Property:** Yes - By Zoning

**Electric: Electric Company:** Graham Coop

**Driveway: Paved:** Gravel

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** R0000096372

**Property Disclosures:** Affidavit of Disclosure,Seller Prop Disclosure

**Road Maintenance:** County

**Terms:** Cash,Conventional,FHA,USDA,VA

**Special Listing Conditions:**  
None

**Co-op Fee:** \$3

**Direction:** S

**Horse Facilities:** No

**Landscape - Rear: Other:** Low Care,Natural Desert,Trees

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Section:** 14

**Fire Protection:** Included in Taxes

**Range:** 25.00

**Road Type:** Paved

**Technology:** Shingle, Cable TV,Satellite Dish,Telephone

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## Listing Office

**ListingOfficeName:** Tierra Antigua Realty

**Listing Office Address:** 415 W Main St, Safford, AZ 85546

**Listing Office Phone:** (928) 985-1400

**Listing Member Phone:** (928) 322-7526

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## Units Information

**Unit Level:** 1

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## Amenities & Features



<b>Interior Features:</b> Ceiling Fan(s)	<b>Exterior Features:</b> Native Plants,Shed
<b>Sewer:</b> Septic	<b>Neighborhood Feature:</b> Basketball Court,Exercise Facilities,Horses Allowed,Paved Street,Pickleball,Tennis Courts
<b>Primary Bathroom Features:</b> Shower & Tub	<b>Fireplace Location: Other:</b> None
<b>Pool: Conventional:</b> No	<b>Laundry:</b> Laundry Room
<b>Fireplace:</b> None	<b>Main Cooling:</b> Central Air,Heat Pump,Mini-Split
<b>Main Heating:</b> Forced Air,Heat Pump,Mini-Split	<b>Patio/Deck:</b> None
<b>Pool:</b> None	<b>Security:</b> Smoke Detector(s)
<b>Spa:</b> None, None	<b>Water:</b> City
<b>Water Heater:</b> Electric	<b>Window Covering:</b> None
<b>Gas:</b> None	<b>Guest Facilities:</b> None

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## Nearby Schools

<b>High School:</b> Thatcher	<b>Middle School:</b> Thatcher
<b>Elementary School:</b> Thatcher	

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## Fees and Taxes

**Tax Year:** 2023

