



**\$89,750**

## **1607 S 8TH AVE, SAFFORD, AZ 85546, USA**

<https://rehomes.us>

**HUGE INVESTMENT OPPORTUNITY!!!** This fixer upper is located in the heart of Safford, great location next to the schools. It features 2 bedrooms and 1 bathroom. This cozy home would make a great "flip" or starter house. Along with the main house, there is a second detached 300 sq. foot addition that could be used [...]

- 2 beds
- 1.00 bath
- Single Family Residence
- Residential
- Active



**Joseph Montez**

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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 1.00 bath

**Year built:** 1950

**Days On Market:** 2

**County:** Graham

**Lot Acres:** 0.17 acres

**Lot Dimensions:** 50\*15\*50\*150

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22317187

**Bathrooms Full:** 1

**List Number Main:** 22317187

**Municipality/Zoning:** Graham - A

**View:** City

Description

**Legal Description:** Beg 1151.01' S And 41.25' E Of Nw Cor Sw4 Sec 17 T7s R26e Th S 50.25' Th E 150' Th N 50.25' Th W 150' To The Pob

Rooms

**Sauna Level:** Safford Unified

**Extra Room:** None

**Dining Areas:** Other: in kitchen

**Kitchen Features:** Gas Hookup Available

Building Details

**Lot Features:** East/West Exposure

**# of Carport Spaces:** 0.00

**Basement:** No

**Main House SqFt:** 1137.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** None

**Floor covering:** Wood

**Construction:** Stucco Finish

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing

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:** Other/Unknown

**Landscape - Front: Other:** None

**Horse Property:** No

**Guest House SqFt:** 300.0000

**Landscape - Rear: Other:** None

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad

**Community:** None

**Tax Code:** 101-09-066

**Road Type:** Paved

**Technology:** Shingle, None

**Special Listing Conditions:** Fix Up, None

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

**Direction:** S

**Horse Facilities:** No

**Electric: Electric Company:** Graham

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Level

**Assessments:** \$10,162

**Fire Protection:** Included in Taxes

**Property Disclosures:** None

**Road Maintenance:** City

**Terms:** Cash, Conventional

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## Listing Office

**ListingOfficeName:** Keller Williams Southern Arizona

**Listing Office Address:** 1730 E River Rd Ste 200, Tucson, AZ 85718

**Listing Member Phone:** (928) 965-5978

**Listing Office Phone:** (520) 615-8400

**Listing Office Url:**  
<http://www.https://1kwsa.com>

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## Amenities & Features



**Exterior Features:** Shed

**Neighborhood Feature:** Lighted,Paved  
Street,Sidewalks,Street Lights,Walking Trail

**Fireplace Location: Other:** Living Room

**Laundry:** Outside

**Main Cooling:** Evaporative Cooling

**Patio/Deck:** Covered

**Security:** None

**Water:** City

**Window Covering:** None

**Guest Facilities:** None

**Sewer:** Connected

**Primary Bathroom Features:**  
Shower Only

**Pool: Conventional:** No

**Fireplace:** Wood Burning

**Main Heating:** Radiant

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

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## Nearby Schools

**High School:** Safford

**Middle School:** Safford Middle School

**Elementary School:** Dorothy Stinson

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## Fees and Taxes

**Tax Year:** 2022

