



**\$199,000**

**234 S MCNAB PKWY, SAN MANUEL, AZ  
85631, USA**

<https://rehomes.us>

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

WHAT A BARGAIN! Homes like this for under \$200K are very hard to find in Arizona and this lovely home has so much to offer. Outside there is a beautiful large, low maintenance fended yard on a drip system w/timer. The main house has a metal roof with a covered porch area (anyone thinking morning [...])



**Amy Whatton**

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**Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 1954

**Days On Market:** 35

**County:** Pinal

**Lot Acres:** 0.18 acres

**Lot Dimensions:** 65 x 120

**View:** Mountains,Residential

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 7405.00 sq ft

**MLS #:** 22310616

**Bathrooms Full:** 2

**List Number Main:** 22310616

**Municipality/Zoning:** San Manuel - CALL

**Township:** 17

Description

**Legal Description:** SAN MANUEL TWNS LOT 41 BLK 5

Rooms

**Sauna Level:** Mammoth/San Manuel

**Dining Areas:** Dining Area

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

**Kitchen Features:** Pantry:

Cabinet

**Extra Room:** Storage

Building Details

**Lot Features:** Adjacent to Alley,Subdivided

**# of Carport Spaces:** 1.00

**Basement:** No

**Main House SqFt:** 1120.00 sq ft

**Stories:** One

**Fence:** Chain Link

**Garage/Carport Feat:** Attached Garage/Carport

**Floor covering:** Ceramic Tile, Engineered Wood

**Construction:** Concrete Block,Siding

**# of Garage Spaces:** 0.00

**Style:** Ranch

**Construction Status:** Existing



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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:** San Manuel Townsite

**Landscape - Front: Other:** Decorative Gravel,Desert Plantings,Flower Beds,Shrubs

**Horse Property:** No

**Electric: Electric Company:** APS

**Driveway: Paved:** Asphalt

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-07-206

**Property Disclosures:** Insurance Claims History Report,Lead-Based Paint

**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:** Sprinkler/Drip

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Wide Doorways

**Section:** 10

**Fire Protection:** Included in Taxes

**Range:** 32.00

**Road Type:** Paved

**Technology:** Metal, None

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## Listing Office

**ListingOfficeName:** Amy Whatton Realty

**Listing Office Address:** 204 Nichols Ave, San Manuel, AZ 85631

**Listing Member Phone:** (928) 812-2816

**Listing Office Phone:** (928) 812-2816

**Listing Office Url:** <http://www.>

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## Units Information



Unit Level: 1

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## Amenities & Features

<b>Exterior Features:</b> Shed	<b>Sewer:</b> Connected
<b>Neighborhood Feature:</b> Paved Street,Sidewalks	<b>Primary Bathroom Features:</b> Shower & Tub
<b>Fireplace Location: Other:</b> None	<b>Pool: Conventional:</b> No
<b>Laundry:</b> Dryer,Washer	<b>Fireplace:</b> None
<b>Main Cooling:</b> Ceiling Fans,Mini-Split	<b>Main Heating:</b> Mini-Split
<b>Patio/Deck:</b> None	<b>Pool:</b> None
<b>Security:</b> None	<b>Spa:</b> None, None
<b>Water:</b> Water Company	<b>Water Heater:</b> Natural Gas
<b>Window Covering:</b> Stay	<b>Gas:</b> Natural
<b>Guest Facilities:</b> None	

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## Nearby Schools

<b>High School:</b> Mammoth-San Manuel Schools	<b>Middle School:</b> Mammoth-San Manuel Schools
<b>Elementary School:</b> Mammoth-San Manuel Schools	

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## Fees and Taxes

**Tax Year:** 2022

