



**\$265,000**

## **312 5TH ST, SAN MANUEL, AZ 85631, USA**

<https://rehomes.us>

This beautiful home has so much to offer. Great laminate flooring, updated kitchen and baths, Newer A/C and heating as well as evaporative cooling, low maintenance front and back yards, extended concrete driveway, fenced back yard, garage/workshop, updated windows, metal roof and so much more! Must see!

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



**Amy Whatton**

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### **Basics**



**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2.00 baths  
**Year built:** 1971  
**Days On Market:** 25  
**County:** Pinal  
**Lot Acres:** 0.21 acres  
**Lot Dimensions:** 75 x 125  
**View:** Mountains,Residential

**Type:** Single Family Residence  
**Bedrooms:** 3 beds  
**Lot size:** 9375.00 sq ft  
**MLS #:** 22324947  
**Bathrooms Full:** 2  
**List Number Main:** 22324947  
**Municipality/Zoning:** San Manuel - CALL  
**Township:** 9

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## Description

**Legal Description:** SAN MANUEL TOWNSITE EXPANSION NO. 2: LOT 14 BLK 47

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## Rooms

<b>Sauna Level:</b> Mammoth/San Manuel	<b>Kitchen Features: Appliance Color:</b> Stainless
<b>Dining Areas:</b> Breakfast Bar	<b>Extra Room:</b> Storage,Workshop
<b>Kitchen Features:</b> Dishwasher,Electric Range,Microwave,Refrigerator	

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## Building Details

<b>Lot Features:</b> Adjacent to Alley,Subdivided	<b>Garage/Carport Feat:</b> Attached Garage Cabinets,Attached Garage/Carport
<b># of Carport Spaces:</b> 1.00	<b>Floor covering:</b> Carpet, Laminate
<b>Basement:</b> No	<b>Construction:</b> Slump Block
<b>Main House SqFt:</b> 1276.00 sq ft	<b># of Garage Spaces:</b> 1.00
<b>Stories:</b> One	<b>Style:</b> Ranch
<b>Fence:</b> Chain Link	<b>Construction Status:</b> 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,Low Care,Shrubs

**Horse Property:** No

**Electric: Electric Company:** APS

**Driveway: Paved:** Concrete

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Assessments:** \$0

**Community:** None

**Tax Code:** 307-07-4240

**Property Disclosures:** Lead-Based Paint,Seller Prop Disclosure

**Road Maintenance:** County

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

**Special Listing Conditions:** None

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

**Direction:** E

**Horse Facilities:** No

**Landscape - Rear: Other:** Decorative Gravel,Shrubs

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** Level,Other Bath Modification

**Section:** 32

**Fire Protection:** Included in Taxes

**Range:** 17.00

**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

Amenities & Features

Interior Features: Ceiling Fan(s),Water Softener,Workshop

Sewer: Connected

Primary Bathroom Features: Shower & Tub

Pool: Conventional: No

Fireplace: None

Main Heating: Natural Gas

Security: Wrought Iron Security Door

Water: Water Company

Window Covering: Stay

Guest Facilities: None

Exterior Features: Shed,Workshop

Neighborhood Feature: Paved Street,Sidewalks

Fireplace Location: Other: None

Laundry: Laundry Closet

Main Cooling: Central Air,Evaporative Cooling,Mini-Split

Patio/Deck: Slab

Spa: None, None

Water Heater: Natural Gas

Gas: Natural

Nearby Schools

High School: Mammoth-San Manuel Schools

Middle School: Mammoth-San Manuel Schools

Elementary School: Mammoth-San Manuel Schools

Fees and Taxes

Tax Year: 2023

