



**\$449,000**

## **504 N 1ST AVE, THATCHER, AZ 85552, USA**

<https://rehomes.us>

Step inside this magnificent custom home boasting an open floor plan and vaulted ceilings with lots of natural lighting throughout; situated in a friendly, desirable and well-maintained neighborhood. Flooring in the large main living areas are colored, stamped and custom designed concrete floors giving a polished look that is easy to care for. The kitchen [...]

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



**George Mattice**

---

### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2.00 baths

**Year built:** 2006

**Days On Market:** 3

**County:** Graham

**Lot Acres:** 0.29 acres

**Lot Dimensions:** irregular

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 12632.00 sq ft

**MLS #:** 22316354

**Bathrooms Full:** 2

**List Number Main:** 22316354

**Municipality/Zoning:** Graham - AR

**View:** City,Mountains

## Description

**Legal Description:** Lot 5 Eagle Meadow Subd Phase 1 104-28-074D & 074V Now 074W-074X& Eagle Meadow Subd Phase 1 2006 Split

## Rooms

**Sauna Level:** Thatcher Unified

**Extra Room:** None

**Dining Areas:** Breakfast Bar,Great Room

**Kitchen Features:** Dishwasher,Gas Cooktop,Gas Oven,Gas Range,Microwave

## Building Details

**Lot Features:** Corner Lot

**# of Carport Spaces:** 2.00

**Basement:** No

**Main House SqFt:** 2361.00 sq ft

**Stories:** One

**Fence:** Slump Block

**Garage/Carport Feat:** Additional Carport,Attached Garage/Carport

**Floor covering:** Carpet, Laminate

**Construction:** Frame - Stucco,Stone

**# of Garage Spaces:** 2.00

**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:** Out Of Pima County

**Landscape - Front: Other:** Flower Beds, Grass, Shrubs, Sprinkler/Drip, Trees

**Horse Property:** No

**Electric: Electric Company:** Town of Thatcher

**Subdivision Restrict: Deed Restrictions:** No

**Association & Fees: HOA:** No

**Accessibility Option:** None

**Assessments:** \$0

**Fire Protection:** Included in Taxes

**Property Disclosures:** None

**Road Maintenance:** City

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

**Special Listing Conditions:** None

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

**Direction:** N

**Horse Facilities:** No

**Landscape - Rear: Other:** Flower Beds, Grass, Shrubs, Sprinkler/Drip, Trees, Vegetable Garden

**Subdivision Restrict: Age Restrictions:** No

**Home Protection: Offered:** No

**Driveway:** Car(s) Pad, Circular

**Community:** None

**Tax Code:** 104-28-093

**Road Type:** Paved

**Technology:** Shingle, Cable TV

---

## 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) 322-2396

---

## Amenities & Features



**Interior Features:** Bay Window,Ceiling Fan(s),Dual Pane Windows,High Ceilings 9+,Plant Shelves,Vaulted Ceilings,Walk In Closet(s)

**Sewer:** Connected

**Primary Bathroom Features:** Exhaust Fan,Shower Only

**Pool: Conventional:** No

**Fireplace:** None

**Main Heating:** Forced Air

**Pool:** None

**Spa:** None, None

**Water Heater:** Natural Gas

**Gas:** Natural

**Exterior Features:** Courtyard

**Neighborhood Feature:** Park,Paved Street,Sidewalks,Street Lights

**Fireplace Location: Other:** None

**Laundry:** Laundry Closet

**Main Cooling:** Ceiling Fans,Central Air

**Patio/Deck:** Covered,Gazebo,Patio

**Security:** Wrought Iron Security Door

**Water:** City

**Window Covering:** Some

**Guest Facilities:** None

---

## Nearby Schools

**High School:** Thatcher

**Middle School:** Thatcher

**Elementary School:** Thatcher

---

## Fees and Taxes

**Tax Year:** 2022

**Assoc Fees Includes:** None

