

PROPERTY REPORT



7545 N Black Rock Trail, Paradise Valley

PREPARED FOR

Valued Subscribers to Search Paradise Valley Properties

OCTOBER 29, 2012



Download this report (PDF)

What's up with the bar code?

This QR code makes it easy for you to download this report to your smart phone.

1. Make sure your phone can scan a QR code with its camera. If you don't already have one, you can try <http://cloudcma.com/qr> on your phone's browser to download an app, or do a Google search for the model of your phone along with the term "QR reader".
2. Now use that app to scan the QR code above.

Alex Goldstein

Realty One Group

Address [7975 N Hayden Road, Suite A-101](#)

Mobile [\(480\) 442-7325](#)

E-mail alex@searchparadisevalleyproperties.com

Web SearchParadiseValleyProperties.Com



7545 N Black Rock Trail, Paradise Valley

\$1,500,000

LISTING INFORMATION

Courtesy of Walt Danley Realty, LLC

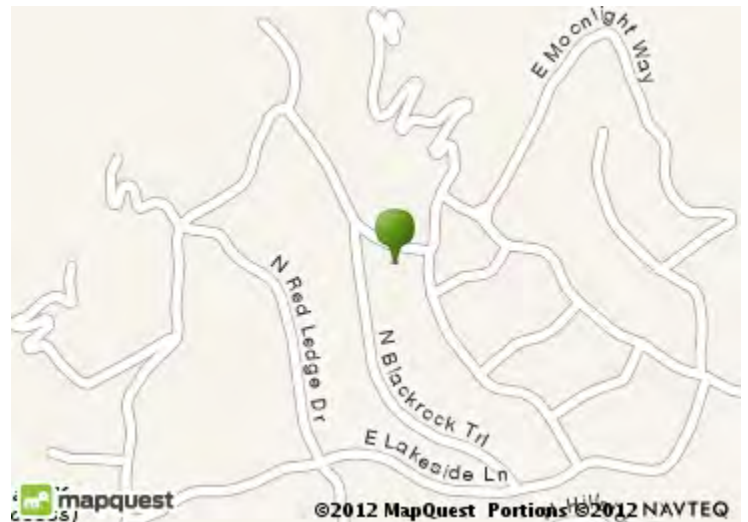
MLS#: 4839967	Beds: 4	Sq Ft: 4,484	List Date: Oct 25, 2012
Status: Active	Baths: 4.50	Year Built: 1962	DOM: 4

FEATURES

Garage: County Assessor; **Exterior Features:** Balcony/Deck(s),Private Street(s),Patio,Covered Patio(s),Circular Drive,Childrens Play Area; **Special Conditions:** N/A; **Model:** 2004 remodel; **HOA Fee:** 2375.00; **Parking:** Electric Door Opener,Temp Controlled; **Taxes:** 7852.70; **Spa:** Spa - Heated,Spa - Private; **Interior Features:** 9+ Flat Ceilings,Wet Bar(s),Water Softener Owned,Vaulted Ceiling(s),Skylight(s),Drink Wtr Filter Sys; **Flooring:** Carpet,Wood,Stone,Other; **Carport Spaces:** 0.00; **Cross Street:** Lincoln & Tatum; **Subdivision:** Clearwater Hills; **Heating:** Gas Heat; **Cooling:** Refrigeration;

REMARKS

This adobe brick residence has been recently updated with a new addition designed by Mark Candelaria. The property is designed for relaxed family living within the exclusive gated community of Clearwater Hills. The floor plan includes 4 bedrooms, 4.5 baths, formal dining and living rooms, family room, and a cozy country kitchen. The rear patios and gardens overlook sprawling green lawns and pool with Camelback Mountain as the backdrop. A luxurious master suite includes a fireplace, spa like bathroom with his and her closets and a private patio overlooking the negative edge pool and spa. Other features include plank wood floors, 4 fireplaces, marble counters, high quality appliances and 4 car garage space.



Information is deemed reliable but not guaranteed.

Source: ARMLS

7545 N Black Rock Trail, Paradise Valley

\$1,500,000



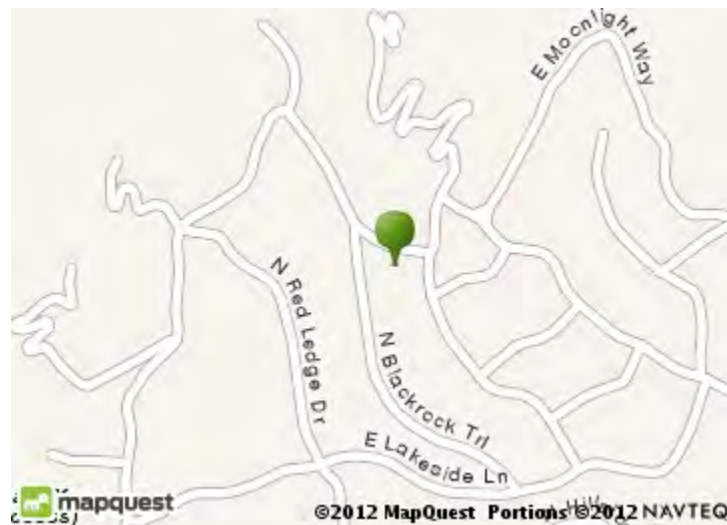
7545 N Black Rock Trail, Paradise Valley


\$1,500,000



7545 N Black Rock Trail, Paradise Valley

\$1,500,000



 **Walk Score:** 3 out of 100 - Car-Dependent

Who Lives Here?

Power Singles - High-income urban singles. Highly educated professionals, many with advanced degrees. They draw a handsome salary and have reasonable living expenses while living a hip, upscale life in an urban center.

Golden Years - Seniors over 65 who live in the city. Most own their own home and have a low to moderate income. Most have a high school education or lower, while some have a college education.

Suburban Elite - Suburban super-rich couples with children. Middle-aged married couples with a luxurious lifestyle in the suburbs. More than 15% have a family income of \$200,000 or more. The majority have a college or graduate school degree, and most own their homes.

High \$\$ DINKs - Urban high-income couples with no children. Middle-age Dual Income No Kids couples living in the city and making very comfortable combined household incomes. Most own their own homes and are highly educated professionals, many with advanced degrees.

Lap of Luxury - Wealthy suburban couples without children. More than 15% of these highly educated couples have a household income above \$200,000. The majority own their homes, and most work in management or professional careers.

See more [Paradise Valley](https://www.zillow.com/paradise-valley/) real estate information at Zillow.com.


Provided by


7545 N Black Rock Trail, Paradise Valley

\$1,500,000







School	Type	Phone	Distance
Desert View Learning Center	Private/K-4	(602) 840-8950	1.00 mi
Tesseract School	Private/PK,K-10	(480) 991-1770	1.79 mi
Camelback Christian School	Private, Early Childhood Program/Day Care Center/PK,K	(602) 957-0219	2.01 mi
Phoenix Country Day School	Private/PK,K-12	(602) 955-8200	2.18 mi
Cherokee Elementary School	Public/PK, K-5	(480) 484-6100	2.49 mi
Accelerated Learning Center	Charter/9-12	(602) 485-0309	2.57 mi
Desert Voices Oral Learning Center	Private, Special Education/PK,K-3	(602) 224-0598	2.88 mi
Mercury Mine Elementary School	Public/K-6	(602) 449-3700	3.03 mi
Squaw Peak Elementary School	Public/K-8	(602) 381-6000	3.13 mi
Covenant Child Care Center	Private, Early Childhood Program/Day Care Center/PK,K	(602) 955-5728	3.13 mi
Kachina Country Day School - North Campus	Charter/K-8	(602) 393-6500	3.13 mi
Great Hearts Academies - Veritas Prep School	Charter/6-12	(602) 263-1128	3.26 mi
Madison Heights Elementary School	Public/PK, K-5	(602) 664-7800	3.27 mi
Roadrunner School	Public/PK, K-12	(602) 449-2000	3.32 mi
Shadow Mountain High School	Public/9-12	(602) 449-3000	3.42 mi
West-Mec - Shadow Mountain High School	Voc/Tech/9-12	(623) 873-1860	3.42 mi
Camelback Desert School	Private/PK, K-8	(480) 948-7520	3.43 mi

See more information on [Paradise Valley schools](#) from Education.com.
 ©Education.com, Inc. 2010. Use is subject to Terms of Service.

Data provided by  education.com

7545 N Black Rock Trail, Paradise Valley

\$1,500,000

Name	Type	Distance	Rating
Elements	American (New)	2.3 mi	 159 reviews
T Cook's Restaurant & Lounge	American (New), Lounges, Mediterranean	3.7 mi	 127 reviews
ShinBay	Japanese, Seafood	3.7 mi	 28 reviews
Roma Garden Ristorante	Italian	4.6 mi	 63 reviews
Fuego Bistro	Latin American	4.7 mi	 249 reviews
Eden's Grill Inn	Greek, Mediterranean	4.7 mi	 71 reviews
Petite Maison	French	4.7 mi	 218 reviews
FnB	Gastropubs, American (New)	4.8 mi	 194 reviews
Café Monarch	American (New)	4.8 mi	 168 reviews
Sekong By Night	Cambodian	5.1 mi	 111 reviews
Tutti Santi By Nina	Italian	6.1 mi	 63 reviews
Hiro Sushi	Japanese, Sushi Bars	6.1 mi	 175 reviews



7545 N Black Rock Trail, Paradise Valley

\$1,500,000

<i>3% Down (\$45,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$6,367	\$654	\$53	\$7,074
15 year fixed	2.66%	\$9,811	\$654	\$53	\$10,518
5/1 ARM	2.66%	\$5,795	\$654	\$53	\$6,502

<i>10% Down (\$150,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$5,907	\$654	\$53	\$6,614
15 year fixed	2.66%	\$9,103	\$654	\$53	\$9,810
5/1 ARM	2.66%	\$5,376	\$654	\$53	\$6,083

<i>15% Down (\$225,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$5,579	\$654	\$53	\$6,286
15 year fixed	2.66%	\$8,597	\$654	\$53	\$9,304
5/1 ARM	2.66%	\$5,078	\$654	\$53	\$5,785

<i>20% Down (\$300,000)</i>	Rate	Principal + Interest	Tax	Insurance	Total
30 year fixed	3.29%	\$5,251	\$654	\$53	\$5,958
15 year fixed	2.66%	\$8,092	\$654	\$53	\$8,799
5/1 ARM	2.66%	\$4,779	\$654	\$53	\$5,486

* Insurance is being estimated based on the zip code of this property. Tax comes from the MLS data for this listing.

Zillow[®] Mortgage Marketplace