

# 1631 N 9TH AVE

PHOENIX, AZ 85007 | MLS #: 5346200

**\$615,000** | 3 BEDS | 3.5 BATHROOMS | 2,700 SQUARE FEET



View Online: <http://1631n9th.homeis4sale.com>  
For Instant Photos: Text 331566 To 415-877-1411



Remodeled Palmcroft home with full Guest House! Main house 2 BR Plus office or den, 2.5 Baths, hardwood flooring and tile. Cook's Kitchen with gourmet stainless appliances, granite slab counters, great work space, plenty of storage and pantry area in laundry room. Main house with ensuite baths and walk-in closets. Guest House completely Remodeled in 2015, detached 1 bedroom, lots of storage, excellent kitchen and great room! Ideal set-up for someone needing shared living arrangement! Outdoor living spaces with heated pool and spa, patios, 2 car garage, extra parking - in the convenience of this popular downtown neighborhood - minutes to freeways, airport, light rail, and all the downtown venues (always something fun happening around here) - many public, charter and private school options!



- PRIVATE FENCED PLAY POOL
- PRIVATE SPA
- FIREPLACE
- SEPARATE GUEST HOUSE
- TILE & WOOD FLOORING
- GRANITE COUNTERTOPS



## AGENT INFORMATION

**Noily Ehlenberger**

M: (602) 361-2999

[info@noily.com](mailto:info@noily.com)

[www.noily.com](http://www.noily.com)

**American Realty Brokers**

4001 North 32nd Street

Phoenix, AZ 85018



Disclaimer: All information deemed reliable but not guaranteed.