



6861609	Residential	Single Family Residence	Active
Beds/Baths: 4 / 2 Bedrooms Plus: 4 Approx SqFt: 1,693 / Assessor Price/SqFt: \$206.14 Year Built: 2004 Private Pool Y/N: No Community Pool Y/N: No Encoded Features: 42L2.5G2S Exterior Stories: 1 # of Interior Levels: 1 Dwelling Type: Single Family Residence Dwelling Styles: Detached		Approx Lot SqFt: 5,500 / Assessor Approx Lot Acres: 0.126 Subdivision: VILLAGES AT RANCHO EL DORADO Tax Municipality: Maricopa - CITY Marketing Name: Planned Cmty Name: Model: Builder Name: MARACAY Hun Block: Building Number:	
Ele Sch Dist: Maricopa Unified School District Elementary School: Butterfield Elementary School Jr. High School: Maricopa Wells Middle School		High School District: Maricopa Unified School District High School: Maricopa High School	

Cross Streets: W Smith Enke Rd - Santa Cruz Dr **Directions:** South 347 into Maricopa, East (left) on W Smith Enke Rd. Right on Santa Cruz Dr. Right on Butterfield Pkwy to W Snow Drive.

Public Remarks: RENT TO OWN OPTION! 1693 Sq Ft Ranch Home with 4 BR, vaulted ceilings, open floor plan. Large primary Suite with walk-in closet. Quiet Neighborhood close to everything. No steps Single story, neutral colors, immediate occupancy. Rancho El Dorado community amenities include community & fitness center, two pools, splash pad, tennis courts, and several parks. Easy Terms on Rent-To-Own with good credit. EHO.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Garage Spaces: 2.5 Carport Spaces: 0 Total Covered Spaces: 2.5 Slab Parking Spaces: 2 Parking Features: Direct Access; Garage Door Opener Community Pool Y/N: No Private Pool Y/N: No Private Pool Features: Spa: None Horses: N Fireplace Features: No Fireplace Property Description: North/South Exposure Landscaping: Desert Front; Desert Back; Irrigation Front; Irrigation Back Exterior Features: Covered Patio(s) Features: Vaulted Ceiling(s); No Interior Steps Add'l Property Use: None Flooring: Carpet; Tile Windows: Dual Pane	Kitchen Features: Range/Oven Elec; Disposal; Dishwasher; Built-in Microwave; Refrigerator Master Bathroom: Full Bth Master Bdrm; Double Vanity; Private Toilet Room Master Bedroom: Split Additional Bedroom: Master Bedroom Walk-in Closet Laundry: Washer Included; Dryer Included; Inside Dining Area: Eat-in Kitchen; Dining in LR/GR Basement Y/N: N Sep Den/Office Y/N: N	Architecture: Ranch; Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Synthetic Stucco Construction: Wood Frame Roofing: Tile Fencing: Block Cooling: Central Air; Ceiling Fan(s) Heating: Natural Gas Plumbing: Gas Hot Water Heater Utilities: Oth Elec (See Rmrks) Water Source: Pvt Water Company Sewer: Sewer - Public Technology: Cable TV Avail; High Speed Internet; Security Sys Owned	County Code: Pinal Legal Description (Abbrev): AN: 512-04-021 Lot Number: 11 Town-Range-Section: 512--04 Cty Bk&Pg: Plat: Taxes/Yr: \$2,187/2024 Ownership: Fee Simple Co-Ownership (Fractional) Agreement YN: No New Financing: Cash; VA; FHA; Conventional; Owner May Carry; Lease Option; Lease Purchase; Also for Rent Existing 1st Loan: VA; Treat as Free&Clear Existing 1st Ln Trms: Assume - Qualify Disclosures: Seller Discl Avail; Agency Discl Req Auction: No Possession: Close of Escrow

Fees & Homeowner Association Information

HOA Y/N: Y / \$224.13 Quarterly Special Assmnt HOA: No HOA Transfer Fee: \$100	HOA Name: Rancho El Dorado HOA Management Company: City Properties	HOA Telephone: 602-437-4777 HOA Management Phone: 602-437-4777
HOA 2 Y/N: N		
HOA 3 Y/N:		
Association Fee Incl: Common Area Maint; Street Maint Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse; FHA Approved Prjct; VA Approved Prjct; Prof Managed	Rec Center Fee Y/N: N Rec Center Fee 2 Y/N: Land Lease Fee Y/N: N PAD Fee Y/N: N	Ttl Mthly Fee Equiv: \$74.71 Cap Improvement/Impact Fee: \$0 Prepaid Association Fees HOA: \$0 Disclosure Fees HOA: \$125 Cap Improvement/Impact Fee 2: Other Fees HOA: \$100 Other Fees Description: Admin New Owner Fee

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 142 / 142 List Date: 05/05/2025 Expire Date: 10/30/2025 Status Change Date: 05/09/2025 On Market Date: 05/09/2025	Original List Price: \$349,000 List Price: \$349,000	Type: Exclusive Right To Sell Special Listing Cond: N/A

Private Remarks: Lease Option coined as Rent-to-Own by sellers available with favorable credit check. AlignedShowing for appt. Agent must accompany buyers at all times. Please see the Seller disclosure attached. Questions & Offers to sold@gerardigroup.com

Semi-Private Remarks: Rent-to-Own or Owner Carry "May" be available with good credit & strong down. Sale or Lease-Option - see the POSSIBLE BUYER OPTIONS doc in disclosures.

Office Remarks:

Showing Instructions	Owner/Occupant Information	Property Access
Permission Required to Show: Yes Primary Showing Contact: Listing Agent Showing Service: Aligned Showings Showing Notification Methods: Showing Service: Aligned Showings	Occupant - DND2: Vacant Ownr/Occ Name - DND2: Ollie Ivy	Lockbox Type: Combo Lockbox Location: gas pipe - left

Name	Office	Primary Phone	Office Phone	E-mail	Mobile and Home	Fax
LA Sam J Gerardi sg470 BR677371000	My Home Group Real Estate myhg58 LC562698061	480-409-8716	480-685-2760	sam@gerardigroup.com	480-409-8716	

Rent-to-Own – \$9,000 Down + \$1,800 Monthly!

44147 W Snow Drive, Maricopa, AZ

1,693 Sq Ft • 3 Bedrooms + Optional 4th • 2 Bathrooms • Washer & Dryer

Furnishings Included: Sectional Sofa • Dining Room Table + Chairs • Bedroom Set • Office Desk + Chair

■ Monthly Housing Cost - \$1,800 per month

Seller paid costs during contract period:

- HOA (\$86/month)
- Landscaping (\$80/month)
- Pest Control (~\$46/month)
- Home Warranty (\$89/month)

Buyer Costs: Insurance + any upgrades (with Seller approval)



■ 10% Option Fee Structure

Option Fee %	Total	Down	Balance	48-Mo Plan	60-Mo Plan
10%	\$37,000	\$9,000*	\$28,000	\$583/mo	\$467/mo

Initial fee maybe adjusted at Seller's discretion based on creditworthiness. See terms below.

■ Balloon Term Choices

- 5 years + 12-month lease extension if refinance not completed; or
- 7 years with full option fee paid upfront + 12-month lease extension.

■ Community Lifestyle Snapshot

Pickleball • Playground • Pools • Fitness Center • BBQ • Trails • Schools Nearby

RENT-2-OWN: Stability, Flexibility, and Predictability!

Lock in today's price for up to 7 years while builders continue raising costs.

■ Why This is NOT Like the 2008 Housing Crash

- Buyer to put real money down (\$9K+ option fees), unlike risky zero-down loans of 2008.
- Flat cost model avoids adjustable-rate mortgage traps or predatory lending.
- Buyer protections: 6–7 years to refinance + lease safety net for stability
- Mature, high-demand community – not speculative overbuilds.

■ Seller Protections

- Property offered and sold As-Is. All monies non-refundable.
- Renovations require Seller approval & escrowed funds.
- Property repairs to be documented and paid by Buyer
- Buyer must carry insurance naming Seller as Additional Insured.
- Must Contract by October 25th 2025.

Learn More



Contact Seller representative for Showing and Additional Information.

Sam Gerardi, Assoc Broker | AZRE: BR677371000 | My Home Group Real Estate

480.409.8716 c/t | Sam@GerardiGroup.com | GerardiGroup.com

Offer presented by the Seller. Subject to qualification and agreement on final terms by Owner and Buyer.

All information deemed accurate but not guaranteed. Equal Housing Opportunity.

