

# Want A Great Neighborhood?

**REDUCED!**

Now offered at \$379,000



2541 E. Beryl Avenue

- 3 bedrooms, 2 baths
- 2,010 sq. ft.
- Family room
- Formal dining area
- Vaulted ceilings
- Plantation shutters
- Ceiling fans
- Real hardwood floors
- Wonderful floor plan
- Fenced pool
- Mountain views!



## What a wonderful place to live!

The dramatic family room and formal dining room make this home perfect for entertaining friends or easy family living.

Beautiful hardwood floors and wood shutters make this home warm and inviting.

The sparkling fenced pool has recently been re-plastered and re-tiled!

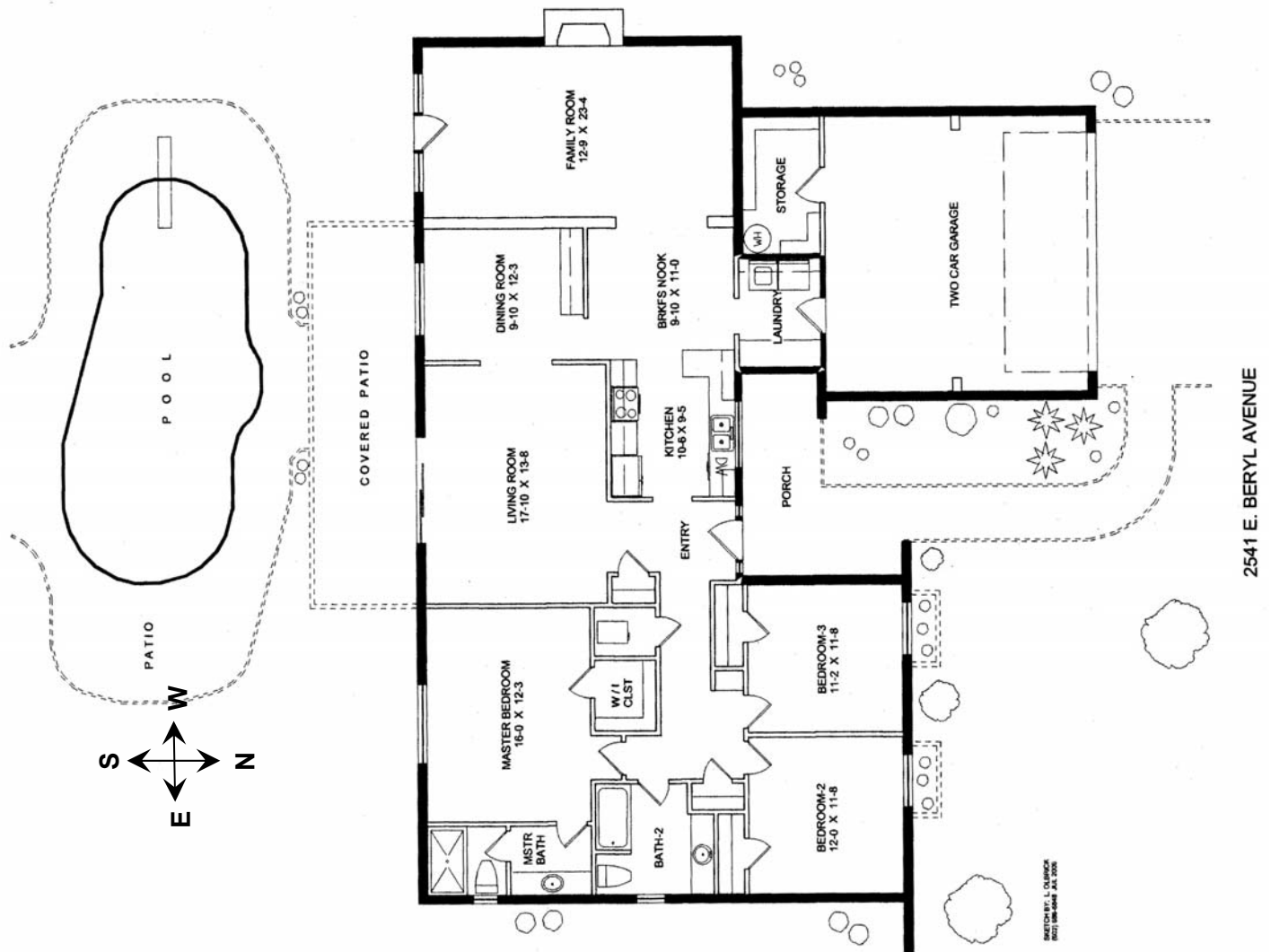


The large backyard is absolutely beautiful!

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**Currently For Sale in Greenridge Subdivision**  
(As of 10/2/06)

#	Address	Built	Fe Code	SqFt	List Price	LP/ SF
1	<b>2541 E. Beryl Ave</b>	1971	32FRDXP2G	2010	\$379,000	\$189
2	2549 E. North Lane	1972	32FRXP2G	1979	\$419,000	\$212
3	2550 E. Cochise Rd	1971	32FDP2G	2157	\$469,000	\$222
4	2508 E. Brown St	1969	42FBDP2G	2522	\$520,000	\$206
5	2539 E. Turquoise Dr	1969	32FRDXP2G	2194	\$550,000	\$251
<b>Averages</b>				<b>2,172</b>	<b>\$469,400</b>	<b>\$216</b>

**Sold in Greenridge Subdivision**  
(Since 1/1/06)

#	Closed	Address	Built	Fe Code	SqFt	List Price	LP/ SF	Sale Price	SP/ SF
1	5/05/06	2530 E Mountain View Rd	1968	42FRDPS2G	2253	\$450,000	\$200	\$435,000	\$193
2	3/09/06	2549 E. Brown St	1969	42FXP2G	2162	\$479,000	\$222	\$469,000	\$217
3	5/01/06	2508 E. Brown St	1969	42FRDP2G	2522	\$499,900	\$198	\$482,000	\$191
4	9/22/06	2523 E. Cochise Rd	1970	43FD2.5G	2828	\$599,900	\$212	\$567,450	\$201
<b>Averages</b>					<b>2,441</b>	<b>\$507,200</b>	<b>\$208</b>	<b>\$488,362</b>	<b>\$200</b>