

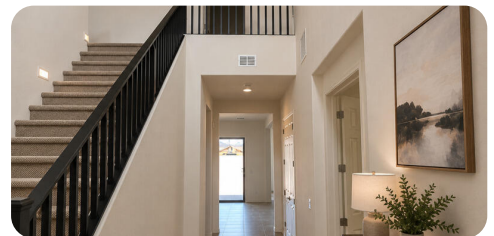


9744 E SPIRAL Avenue, Mesa, AZ 85212

5 BED | 6.0 BATH
4270 SQ. FT. | BUILT 2023

\$999,000

**Now offering
Buydown programs!**



****Dream Home Opportunity!**** Don't miss out on this stunning single-family home. Only lived in once, this home boasts a versatile layout that includes: - All brand new appliances, including 3 refrigerators, a washer and a dryer, 2 microwaves and double ovens - A spacious loft - A dedicated study - Luxurious private bathrooms, expansive closets and a ceiling fan for added comfort in every bedroom - A breakfast kitchen that is perfect for casual meals . -A 4-car tandem garage The master suite is a true retreat, featuring 2 expansive closets, a double vanity and an over-sized custom rain shower that promises a spa-like experience. Residents also benefit from access to a community game room and large swimming pool--offering a perfect blend of Rest and Relaxation.

30 YEAR FIXED JUMBO	
Rate/APR	7.5% (APR 8.225%) ¹
Mortgage Payment	\$6,286.64
Mortgage Insurance	\$187.31
Tax, Insurance & HOA	\$279.58
Total Monthly	\$6,753.53
Down Payment	\$99,900

Years	Effective Rate	Mortgage Payment	Monthly Savings	# of Payments	Yearly Savings
1	4.500%	\$4,555.61	\$1,731.03	12	\$20,772.36
2	5.500%	\$5,104.99	\$1,181.65	12	\$14,179.8
3	6.500%	\$5,682.92	\$603.72	12	\$7,244.64
4-30	7.500%	\$6,286.64		324	
Total Savings		\$42,196.8			

Buydown option available from participating builders and sellers on select properties. Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Refinancing your mortgage may increase costs over the term of your loan. Restrictions may apply, contact Citywide Home Mortgage for current rates and for more information. 1- Sample monthly Principal and Interest (P&I) payment includes 2.291 discount points (discount point fee \$20,598 to be charged at closing). Some of the products featured are only available for first time home buyers. Other products listed may be available to you if you are not a first time home buyer. Please speak with a Citywide Home Mortgage loan originator to discuss your available options.



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CITYWIDE
HOME MORTGAGE



TRELORA
REAL ESTATE

EQUAL HOUSING LENDER
Stacy Katz NMLS #226015

Guaranteed Rate, Inc. dba Citywide Home Mortgage, NMLS 2611 (www.nmlsconsumeraccess.org) Headquarters: 3940 N. Ravenswood Ave. Chicago, IL 60613; (866) 508-5515.