



**3 BEDROOM | LUXURY LIVING DESTINATION**

2301 E Tamarisk Ave, Phoenix, AZ 85040








## WELCOME TO GOLDWATER ESTATES

Welcome to BRAND NEW CONSTRUCTION at Goldwater Estates! At our privately gated, purposefully built community, you'll find 32 sprawling three, four, or five bedroom detached homes. This luxury living destination includes professional maintenance and management, HOA maintained landscape and pest control, off street parking, and a dog park with pet stations throughout!

These beautiful, energy efficient, newly constructed homes offer countless amenities: a large walk-in closet and soaking tub, stainless steel appliances, custom window coverings, and a covered patio space. Your pets will enjoy a pet access door and private gated backyard! These homes also feature the latest technology for energy efficiency including a dedicated 220V outlet for fast electric vehicle charging, internet connected thermostats and garage door controllers.



## GOLDWATER ESTATES

- MAILBOXES 
  - PET STATIONS 
  - PRIVATE GATED ENTRY 
  - BENCHES 
-  3 BED 2 BATH
  -  4 BED 3 BATH
  -  5 BED 3 BATH

In our continuing effort to improve the design and function of the development, we reserve the right to modify or change the plans, specifications, features, and prices without notice. Drawing is not to scale, and based on current development plans, which remain subject to change. All Dimensions and Sizes are approximate. This depiction/illustration does not represent actual improvements or facilities within the development. This depiction/illustration is merely an artist's conception of the development, which is subject to change and differs from what is depicted on this illustration.

## A LITTLE MORE ABOUT THE PROPERTY

## LUXURY AWAITS

Smart space is designed for the way you live. That means providing an extraordinary level of privacy, security and serenity. A thoughtful community and in-home amenities package means you never have to venture beyond the residences to find solitude, excitement, and wellness.



# COMMUNITY AMENITIES



Pets Allowed - We love Pets!  
No dog breed or size restrictions!



BRAND NEW CONSTRUCTION!



Energy Efficient Homes



Professional Maintenance & Management



HOA Maintained Landscape



HOA Maintained Pest Control



Off Street Parking



Smoke Free Community



Pet Stations



Dog Park



Online Portal



Credit Card / ePayments





# HOME AMENITIES



- BRAND NEW CONSTRUCTION!
- Private, Gated Backyard
- Covered Patio
- Private 2-car Garage
- Dedicated 220V Electric Vehicle Charging
- Internet-Connected Garage Opener
- Key Fob Access
- Smoke-Free Units
- Kitchen Island
- Stainless Steel Appliances
- Luxury Vinyl Plank Flooring



- Large Soaking Tub
- Large Walk-in Closets
- In Unit Laundry
- Pet Friendly Access Doors
- Energy Efficient Air Conditioner
- Dishwasher
- Disposal
- Window Coverings
- Carpeting in the Bedrooms
- Ceiling Fans
- Extra Storage

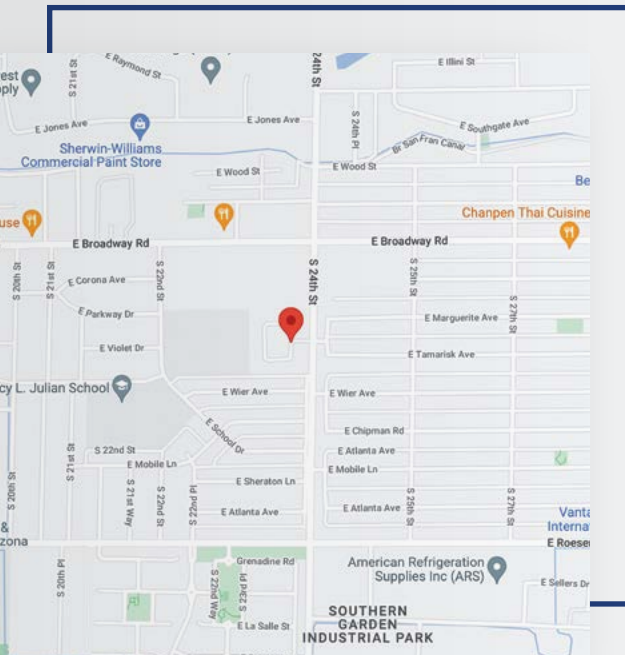


# NEIGHBORHOOD SOUTH MOUNTAIN VILLAGE | PHOENIX

Goldwater Estates is centrally located on 24th street just south of Broadway. The community is adjacent to retail, shopping, and grocery services on Baseline Road. It is a 10 minute drive to downtown Tempe’s Mill Avenue and Town Lake and is surrounded by the Central Phoenix job corridor.

The community is strategically located within 1 mile from Interstates 10 & 17. These main arteries will

connect you to many of metro Phoenix’s employment hubs including the Camelback Corridor (10 miles), Phoenix Sky Harbor International Airport (3 miles) as well as Scottsdale (13 miles).



## Grocery Stores

Frys	2.0 mi
Walmart Neighborhood Market	2.1 mi
Safeway	2.2 mi
Food City Supermarket	3.8 mi
Fry's Food and Drug	4.8 mi

## Restaurants

Mims Burger and BBQ	0.6 mi
Chanpen Thai Cuisine	0.6 mi
AT JL Smokehouse	0.7 mi
Tam's	1.0 mi
The Farm at South Mountain	2.0 mi

## Public Transportation

24th St & Wier Av (Stop ID: 14543)	0.1 mi
24th St & Wier Av (Stop ID: 14517)	0.2 mi
24th St & Broadway Rd (Stop ID: 14516)	0.2 mi
Broadway Rd & 24th St (Stop ID: 13245)	0.2 mi
Broadway Rd & 22nd St (Stop ID: 13074)	0.4 mi

## Airports

Jackson Jet Center Phoenix	2.0 mi
Phoenix Sky Harbor International Airport	2.9 mi
Chandler Municipal Airport	21.6 mi
Scottsdale Airport	22.5 mi
Phoenix-Mesa Gateway Airport	31.7 mi

## Schools

Martin Luther King, Jr. Elementary School	0.4 mi
Percy L. Julian School	0.6 mi
G Benjamin Brooks Academy	0.9 mi
SABIS International School - Phoenix	1.0 mi
Pioneer Technology & Arts Academy of Arizona	1.1 mi



## DEPOSIT FREE LIVING STARTS HERE



Goldwater Estates utilizes Obligo instead of a traditional up-front security deposit:

Similar to a traditional cash deposit, Obligo protects the rental unit against damages and unpaid rent. When you enroll with Obligo, you can satisfy your deposit requirement with small monthly payments for the duration of your lease or pay the entire cost of the Obligo policy in full.

## The New Standard For Security Deposits

A Flexible Deposit Alternative.

Electronic Deposit Refunds.

Certified Move-In Payments.



### Control Your Rental Experience

Every renter should have options. Whether you go deposit-free or pay a cash deposit, personalize your experience with our flexible move-in solution & customized payment plan.



### Keep More Money in Your Pocket

Whether you're using our deposit alternative, free certified electronic payments service, or repaying a balance with interest-free installments, Obligo is here to help you save money while you rent.



### Save Time for Activities You Care About

Complete move-in and move-out right from your phone. Instant and paperless. No more waiting for your deposit back via snail mail.



### Rent with Confidence

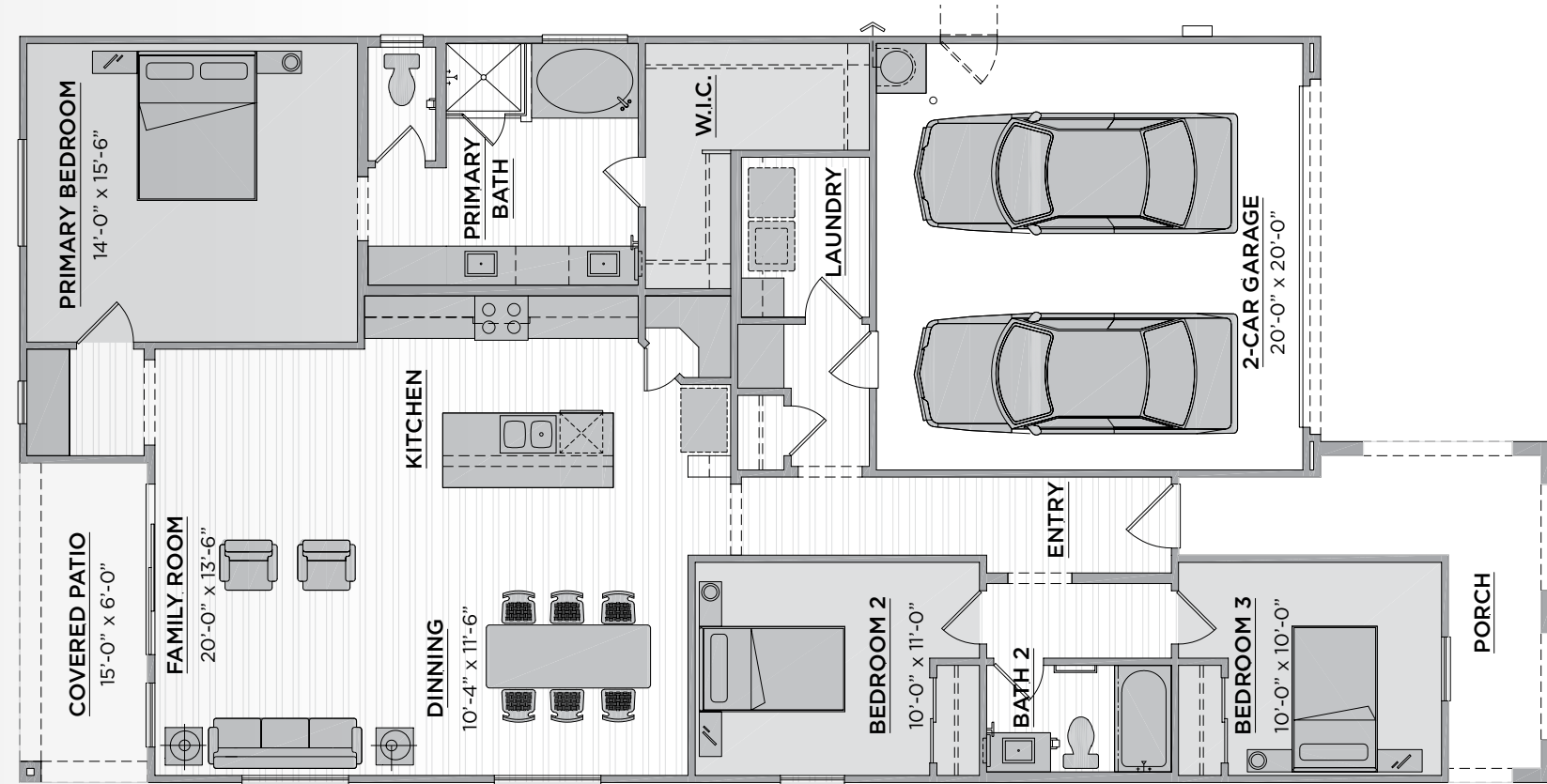
We only work with trusted property managers who pass our qualification process. Your information remains private and secure.



# 3 BEDROOM FLOOR PLAN

3 BEDROOMS | 2 BATHROOMS | ONE LEVEL | 1,659 SQ. FT. | RENT: ASK ABOUT CURRENT SPECIALS

## FLOOR PLAN



3D FLOOR PLAN >  
[WATCH VIDEO](#)





### HOW TO APPLY

Visit Website:  
[www.goldwaterestates.com](http://www.goldwaterestates.com)  
> Click 'Apply Today'



### OFFICE HOURS:

Tuesday: 10 AM - 6 PM  
Wednesday: 10 AM - 6 PM  
Thursday: 10 AM - 6 PM  
Friday: 10 AM - 6 PM  
Saturday: 10 AM - 6 PM  
Sunday: 10 AM - 6 PM



(480) 500-6512



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



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### Minimum Qualifications:

- 1 year lease minimum; 2-3 year lease preferred
- Total combined applicant(s) income equal to 3x monthly rent
- Criminal and civil background check will be requested
- Credit score of 680 or higher
- No open bankruptcies or excessive collection accounts
- Good rental history including no excessive late payments and no past collections from previous landlords
- Pets on a pre-approval basis with additional \$350 one time fee per pet + \$50 pet rent per month per pet

### Move-in Costs:

- Security deposit equal to 1.5x months rent (or Obligo alternative) + \$250 one time administrative fee
- Due at lease signing: First month's rent + any prorated rent + pet fee (if applicable) + \$105 monthly admin fee + tax fee
- Certified funds only for first payment. All future payments made online via ACH, Credit, or Debit Card.

