


Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

Client Detail Report

Listings as of 08/27/10 at 1:41pm

Active 07/16/10	Listing # 141991	3824 S Ox Bow Loop Flagstaff, AZ 86001-7047	Listing Price: \$225,000	
	County: Coconino	Cross St: High Country		
	Prop Type	Residential	Prop Subtype(s)	Townhouse
	Region	SWC - 250		
	Beds	3	Approx Square Feet	1530 Appraiser
	Baths	2.50	Price/Sq Ft	\$147.06
	Year Built	2002	Lot Sq Ft (approx)	2555
	APN	11253031	Lot Acres (approx)	0.059
	DOM	42		

[See Additional Pictures](#)[See Virtual Tour](#)

Listing Office Village Land Shoppe

Directions Lake Mary Road to High Country turn right, to Ox Bow turn right.

Marketing Remark Reduced! Motivated seller- job transfer out of town. This spacious townhouse in Ponderosa Highlands is like new! Pristine home with 3 bedrooms, 2.5 baths, 1530 sq. ft., a 2 car garage and was built in 2002. You will love the extra-high ceilings in living room, ceramic tile in kitchen & bathrooms, his & her sinks in both full bathrooms and a large master bedroom with walk-in closet. Easy access to airport, freeway, NAU and all city amenities.

Key Words

Owner May Carry	No	Veg Density	Lightly Treed
Vegetation	Other	Year Built Range	2001 +
Garage Capacity	Two	Square Ft Range	1501-1750
Terrain	Level	Legal Description 1	Ponderosa Highlands Lot 31
HOA Fee	\$1150.00 (+ 493 Insurance - Transfer Fee \$300)	Apprx SqFt	#1530.00
Taxes	\$1176.60	Tax Year	2009
Transaction Subtype	None	Possession	At COE
Sellers Option	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	HOA Fee, SPDS, Plat Map
Master Bdrm Features	MBr Upper	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings (Extra high), Fireplace	Family Room	No
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Pantry, Dishwasher, Garbage Disposal, Gas Range, Microwave	Laundry Room	In Kitchen
# of Fireplaces	#1.0	# of Furnaces	#1.0
Heating	Forced Air Gas	# of Water Heaters	#1
Water Heater	Natural Gas	Utilities Installed	Electricity, Natural Gas, City Water, City Sewer, Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	Views	Forest
Garage Type	Attached	Roads	Paved, Winter Access
Road Maintenance	City	Snow Removal	City
Foundation	Slab	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Wall to Wall Carpet, Ceramic Tile
Style	Multi Level	Exterior Amenities	Landscaped, Partial Fncd, Open Patio, Dogs/Cats OK
Ceiling	Vaulted/Cathedral	Flood Zone	D-Undetermined

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