


Active	List Number: 154981	Address: 42046 Alpine Ranches Flagstaff, AZ 86004	List Price: \$149,900
	County: Coconino	Cross Street:	
		Property Type: Residential Region: 50 - East Rural Year Built: 1974 / County Area: 586 - Alpine Ranches Style: Cabin; Single Level Construction: Frame - Wood; Log # Bedrooms: 2 # Bathrooms: 1 APN: 303-42-046 Assessment \$: Taxes: \$587 / 2014	Property Sub-Type: Single Family Approx SqFt: 2,093 / County List Price/SqFt: 71.62 Lot Acres: 40 / Garage Capacity: None Zoned: G-10 ADOM/CDOM: 9 / 9 Geo Lat: 35.298607 Geo Lon: -111.320018 HOA Fee \$: 0 HOA Frequency: HOA Transfer \$: HOA Contributions \$:
		To Show: Other: VCNT CLO to register	

Legal Description: to be provided in escrow

Directions: Call listing office for directions & map

Public Remarks: Wonderful rustic home perfect for your quiet getaway (or year round living). This quiet and serene property offers breathtaking views of the Painted Desert, surrounding craters and the San Francisco Peaks. This two bedroom one bathroom approximately 2,093 sq.ft. home features a large living room for your enjoyment as well as providing great setting for entertaining. Sustainable living at it's best with all the comforts of being in town, with your off the grid set up; including solar, a swamp cooler and two 2,500 gallon cisterns with water catchment from the metal roof. All of this on a 40-acre parcel that is perimeter fenced and has a separate area for horses or other farm animals. Owner is a licensed real estate agent in Arizona.

Construction: Frame - Wood; Log	Social Mbrshp Fee \$: 0	Roads: Dirt; Winter Access
Dining Room Features: Kit/DR Combo	Heat: # Heat Furnace: 0	Road Maintenance:
Exterior: Log Sided; Wood Siding	Location: Borders State Land; Rural; Other:	Roof: Metal
Exis Fee/Docs: Affid of Disclosure; Lead	BRDT Two Sides	Seller's Option: Cash
Base Disclosure; SPDS	Laundry:	Snow Removal:
Floor Coverings: Wood	Living Room Features: Cath/Vltd Ceilings;	Utilities Available: Generator; Propane;
Foundation: Crawl Space	Fireplace; Other: FIPL wood stove	Satellite Dish; Septic; Solar
Fireplace: # Fireplaces: 2; Wood Stove	Master Bedroom: MBr Main; MBr Lower;	Vegetation: Juniper/Pinon
Family Room Features:	Fireplace; Other: FPLC wood stove	Vegetation Density: Lightly Treed
Garage Type:	Other Rooms: Hobby/Studio	Views: Mountains; Panoramic; San Francisco Peaks
	Possession: At COE	Windows: Double Pane
	Roads: Dirt; Winter Access	Water Heater: # Water Heater: 1; Propane
	Possession: At COE	Water Source: Cistern/Tank; Water Haul

Interior Amenities: Ceiling Fan(s); Solar Tube

Exterior Amenities: Covered Deck; Dogs/Cats OK; Farm Animals OK; Horses OK; Perimeter Fenced; RV Parking

Kitchen Features: Range/Oven Gas; Refrigerator; Other: RFRG propaneGSRG pro

Listing Courtesy of Village Land Shoppe



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Prepared by Johnathan Mullaney on Thursday, July 18, 2013 4:13 PM

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