

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

Client Detail Report

Listings as of 07/19/10 at 12:17pm

Active 07/17/10	Listing # 142021	42046 Alpine Ranches Flagstaff, AZ 86004	Listing Price: \$187,500
	County: Coconino		



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	ER - 586		
Beds	2	Approx Square Feet	2093 County
Baths	1	Price/Sq Ft	\$89.58
Year Built	1974	Lot Sq Ft (approx)	1742400
APN	30342046	Lot Acres (approx)	40.000
DOM	2		

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions see attached map or call. 89 North through Sunset crater.

Marketing Remark 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 with battery storage, generator backup, a swamp cooler and two 2,500 gallon cisterns with water catchment from the metal roof. All of this on a 40-acre parcel; who's perimeter is fenced and there is a separate area for horses or other farm animals. Owner is a licensed real estate agent in Arizona.

Key Words

Owner May Carry	No	Veg Density	Lightly Treed
Vegetation	Juniper/Pinon	Year Built Range	1971-1980
Garage Capacity	None	Square Ft Range	2001-2500
Terrain	Rolling	Legal Description 1	Se4se4 Sec 17 23n-10e 40.00ac.
Zoned	G-10	Lot Dimensions	1320 X 1320
Builder	Unknown	Assmt \$	0
Apprx SqFt	#2093.00	Taxes	\$562.76
Tax Year	2009	Transaction Subtype	None
Possession	At COE	Sellers Option	Cash
Exist Finan/Fee/Doc	Affidavit of Discl, SPDS, Lead Base Disc.	Bedroom Features	MBr Main, MBr Lower, Fireplace (wood stove)
Living Room	Yes	Living Room Features	Fireplace (wood stove)
Family Room	No	Dining Room	Yes
Dining Room Features	Kit/DR Combo	Kitchen Features	Refrigerator (propane), Gas Range (propane)
Other Rooms	Hobby/Studio	# of Fireplaces	#2.0
Fireplace Type	Wood Stove	# of Water Heaters	#1
Water Heater	Propane	Utilities Installed	Propane, Septic, Cistern/Tank, Generator, Satellite Dish, Wtr Haul Available, Solar
Interior Amenities	Ceiling Fan, Solar Tube	View	S.F. Peaks, Mountains, Panoramic, Views (Painted Desert)
Roads	Dirt, Winter Access	Location	Rural, Borders State Land (Two Sides)
Foundation	Crawl Space	Construction	Wood/Frame, Log
Exterior	Wood Siding, Log Sided	Roof	Metal
Windows	Double Pane	Floor Covering	Wood
Style	Single Level, Cabin	Exterior Amenities	RV Parking, Perimeter Fncd, Covered Deck, Horses OK, Farm Animals OK, Dogs/Cats OK, Juniper/Pinon
Ceiling	Vaulted/Cathedral	Flood Zone	C-Minimal

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