


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

## Client Detail Report

Listings as of 12/02/10 at 2:48pm

<b>Active 07/02/10</b>	<b>Listing # 141791</b>	<b>1023 E Hillcrest Dr Flagstaff, AZ 86004-1605</b>	<b>Listing Price: \$379,900</b>
	<b>County: Coconino</b>	<b>Cross St: Grandview</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	NEC - 405	
	<b>Beds</b>	5	<b>Approx Square Feet</b> 3015 Owner
	<b>Baths</b>	3	<b>Price/Sq Ft</b> \$126.00
	<b>Year Built</b>	1968	<b>Lot Sq Ft (approx)</b> 14810
	<b>APN</b>	10904030A	<b>Lot Acres (approx)</b> 0.340
	<b>DOM</b>	153	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe

**Directions** From Cedar, North on West Street, Left on Grandview, Left on Hillcrest OR from Route 66, Take Arrowhead, Right on West St, Left on Grandview, Left on Hillcrest.

**Marketing Remark** Panoramic views of Mt. Elden from the front deck and Buffalo Park and Forest access out the back door add to the charm of this 5 bedroom, 3 bath mid-century modern hacienda. Located on a large 1/3 acre lot surrounded by old growth Ponderosa Pines and oak trees in the center of town close to the hospital, shopping, Coconino National Forest & the Flagstaff Urban Trail System. Enter through a sunny atrium with custom Saltillo tile, T&G ceilings, skylights and an abundance of natural light. Substantial remodeling and renovation has been completed over the past 5 years with many unique and upgraded features and finishes while still retaining the unique character of the architecture. Some of these custom details include new bamboo & travertine flooring, some new dual pane Low-E vinyl windows, traditional English rock retaining walls & steps leading into the forest, front & rear covered patios. Remodeled kitchen & baths. All this and much much more; call today to schedule your private showing

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Other	<b>Year Built Range</b>	1961-1970
<b>Garage Capacity</b>	Two	<b>Terrain</b>	Sloped
<b>Legal Description 1</b>	Grand View Homes Un. 2 Lots 95 & 96. Sec	<b>Zoned</b>	SFR
<b>Apprx SqFt</b>	#3015.00	<b>Taxes</b>	\$1712.66
<b>Tax Year</b>	2009	<b>Transaction Subtype</b>	None
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash, Conventional, FHA, VA, Trade/Exchange (similar home Central Phoenix)
<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.	<b>Master Bdrm Features</b>	MBr Main, MBr w/Bath, Split Floorplan
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Wet Bar, Fireplace (Wood Stove)
<b>Family Room</b>	Yes	<b>Family Room Features</b>	Fireplace
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	LR/DR Combo
<b>Kitchen Features</b>	Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range, Double Oven, Other (prep sink)	<b>Laundry Room</b>	In Hallway, Washer/Dryer (front loader)
<b>Other Rooms</b>	Bonus Room (Atrium)	<b># of Fireplaces</b>	#2.0
<b>Fireplace Type</b>	Wood Stove, Wood Fireplace	<b># of Furnaces</b>	#1.0
<b>Heating</b>	Forced Air Gas (High efficiency (2005))	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, City Water, City Sewer, Telephone	<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector
<b>Views</b>	Mountains, Panoramic, Forest (Backs city park)	<b>Garage Type</b>	Attached (2 CAR)
<b>Roads</b>	Paved, Winter Access	<b>Road Maintenance</b>	City
<b>Snow Removal</b>	City	<b>Location</b>	Cul-de-sac
<b>Foundation</b>	Slab	<b>Construction</b>	Wood/Frame, Masonry
<b>Exterior</b>	Brick (Masonry)	<b>Roof</b>	Other (Torch down (2007))
<b>Windows</b>	Double Pane (Some new dual pane Low-E vinyl (9-2010))	<b>Floor Covering</b>	Wood (Bamboo), Ceramic Tile (saltillo, travertine)
<b>Style</b>	Single Level	<b>Exterior Amenities</b>	Landscaped, Covered Patio, Covered Deck, Dogs/Cats OK
<b>Ceiling</b>	Standard	<b>Flood Zone</b>	C-Minimal

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045

