

## Client Detail Report

Listings as of 01/25/08 at 10:16am

<b>Active</b> 10/03/07	Listing # 127625	103 Mongwa Ovi Flagstaff, AZ 86001	Listing Price: \$159,900
	County: Coconino	Cross St: Kachina Trail	



[See Additional Pictures](#)

<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	Residential
<b>Region</b>	SR - 720	<b>Price/Acre</b>	\$468,914.96
<b>APN</b>	11615006	<b>Lot Sq Ft (approx)</b>	14869
<b>DOM</b>	113	<b>Lot Acres (approx)</b>	0.341

**Directions** Right at Kachina Trail, make a u- turn at Kona and right on Mongwa Ovi.

**Marketing Remark** Watch the Elk in the meadow of pumphouse wash nature preserve and enjoy the rising and setting sun from this treed parcel situated on a sloped 14,860 sq. ft. lot. Road is paved and all utilities are at the lot line.

### Key Words

<b>Acreage</b> 0 - .9 acres	<b>Terms</b> Cash
<b>Water Available</b> Private Water Co.	<b>Vegetation</b> Tall Pine
<b>Vegetation</b> Heavily Treed	<b>Terrain</b> Sloped
<b>Density</b>	
<b>Flood Zone</b> C-Minimal	<b>Trade/Exchange</b> Not Applicable
<b>Legal</b> Kachina Country Club Village Lot 103	<b>Zoned</b> RS 10, 000
<b>Description 1</b>	
<b>Unit(s) Possible</b> 1	<b>Best Potential</b> Homesite
<b>Corners Marked</b> Yes (Missing 1 corner stake)	<b>Current Survey</b> No
<b>Assesment</b> Paving	<b>Taxes</b> 714.86
<b>Tax Year</b> 2006.0	
<b>Features</b>	
<b>Zoning-County</b> RS-10000	<b>Seller's Options</b> Cash
<b>Documents On File</b> Legal Description, SPDS	<b>Water Available</b> Private Water Co.
<b>On Site Utilities</b> Electricity, Natural Gas	<b>Sewer</b> Private Company
<b>Deed Restrict Location</b> Home Only	<b>Possession</b> At Closing
	<b>Lot</b> None
<b>Road Access</b> County	<b>Improvements</b>
<b>Out Buildings</b> None	<b>Road Surface</b> Black Top
<b>Sign on Property</b> Yes	<b>Fencing</b> None
	<b>View</b> Panoramic

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