

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

## Client Detail Report

Listings as of 02/01/10 at 12:40pm

<b>Active 02/01/10</b>	<b>Listing # 139329</b>	<b>1263 W Holmes Ave Flagstaff, AZ 86001-8834</b>	<b>Listing Price: \$214,900</b>
<b>County: Coconino</b>			


[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	SWC - 270		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1201 Appraiser
<b>Baths</b>	1.75	<b>Price/Sq Ft</b>	\$178.93
<b>Year Built</b>	1983	<b>Lot Sq Ft (approx)</b>	13068
<b>APN</b>	11211014A	<b>Lot Acres (approx)</b>	0.300
<b>DOM</b>	0		

**Listing Office** Village Land Shoppe

**Directions** 89-A, West on Mountain Dell Rd, right on Sinclair, right onto Holmes, home is on the right.

**Marketing Remark** Charming home provides a rare opportunity in Mountain Dell! Are you a first time buyer? Delightful & AFFORDABLE home is the perfect opportunity to take advantage of the \$8000 tax credit - 3 bedrooms, 1 3/4 bath, 1201 sq. ft. and situated on a large 13,068 sq.ft. lot(with new fencing) giving you extra room, country-style living close to Trail Systems & Forest Service land, yet just minutes from city amenities. Home has been updated throughout and has a BRAND NEW alternative septic system! Affordable & move-in ready - all that's missing is you. Don't wait - first time/move-up buyer tax credit expires April 30, 2010; call for your private showing today.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1981-1990 (1983)	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1001-1250 (1201)
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Mt Dell Subdiv N80ft Lot 10	<b>Lot Dimensions</b>	AR1
<b>Assmt \$</b>	n/a	<b>Apprx SqFt</b>	#1201.00
<b>Taxes</b>	\$472.16	<b>Tax Year</b>	2008
<b>Possession</b>	At COE	<b>Owner May Sell</b>	Cash, Conventional, FHA
<b>Exist Finan/Fee/Doc</b>	SPDS, Plat Map, Other (square footage sketch)	<b>Bedroom Features</b>	MBr Main, MBr w/Bath, Split
<b>Living Room</b>	No	<b>Family Room</b>	Yes
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Dishwasher, Garbage Disposal, Refrigerator (white fridge conveys, stainless doesn't), Gas Range	<b>Laundry Room</b>	In Hallway
<b>Other Rooms</b>	Other (Mud Room)	<b># of Fireplaces</b>	#1.0
<b>Fireplace Type</b>	Wood Stove (to be re-installed at COE)	<b>Heating</b>	Wall Unit
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co. (Mountain Dell), Alternative System (BRAND NEW!!), Telephone, TV Cable
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector	<b>View</b>	Panoramic, Forest
<b>Roads</b>	Dirt	<b>Road Maintenance</b>	County
<b>Snow Removal</b>	Cnty	<b>Location</b>	Winter Accessible
<b>Foundation</b>	Crawl Space	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile, Laminate
<b>Style</b>	Single Level	<b>Exterior Amenities</b>	Storage Shed, Partial Fncd, Covered Patio, Open Deck, Other Trees (Aspens)
<b>Ceiling</b>	Standard	<b>Flood Zone</b>	A-100 Yr

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

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