


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

Client Detail Report

Listings as of 06/26/09 at 4:41pm

Active 02/20/09	Listing # 134884	126 Kweo Flagstaff, AZ 86001-9637	Listing Price: \$325,000
County: Coconino			
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 720	
	Beds	4	Approx Square Feet 2200 Appraiser
	Baths	2	Price/Sq Ft \$147.73
	Year Built	1983	Lot Sq Ft (approx) 12397
	APN	11615029	Lot Acres (approx) 0.285
	DOM	126	

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

Directions Enter Kachina Village and turn Right on Kachina Trail, veer Left on Kona Trail, Left on Kweo and house will be on the right.

Marketing Remark Open & spacious cabin style home on large lot in Kachina Village. This 2200 sq. ft. home features 4 bedrooms and 2 baths (one of which has been recently remodeled), a great room with a wood burning stove, and an additional loft area. You'll find three bedrooms on the first floor, with the fourth located upstairs adjacent to the loft - providing a perfect opportunity for guests or children. The kitchen was designed to please the cook with ample storage (many of the cabinets feature pull out drawers), a gas range and an additional electric cook top built in to the island. Vaulted ceilings, clerestory windows and gorgeous T&G throughout complete the cabin feel. The yard offers a large deck to enjoy the lovely view with many ponderosa pines in the front, and the back is completely fenced. To top it all off there is even a two car garage. This large cabin would make the perfect weekend getaway (and is ideal for multiple families) or year round home. Call today and come take a look.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1981-1990	Garage Capacity	Two
Lot Size Range	0-.99 Acres	Square Ft Range	2001-2500
Legal Description 1	Kachina Country Club Village Lot 126	Zoned	SFR
Lot Dimensions	109x92x140xc35	Assmt \$	n/a
Apprx SqFt	#2200.00 (per appraiser)	Taxes	\$1848.52
Tax Year	2008	Possession	At COE
Owner May Sell	Cash, Conventional	Exist	SPDS, Plat Map
Bedroom Features	MBr Main, MBr Lower, MBr w/Bath	Finan/Fee/Doc	
Living Room Features	Cath/Vltd Ceilings, Great Room	Living Room	Yes
Family Room Features	Cath/Vltd Ceilings	Family Room	Yes (loft can be used as family room)
Dining Room Features	LR/DR Combo	Dining Room	Yes
Laundry Room	Separate Room (in closet in bathroom)	Kitchen Features	Island, Pantry, Dishwasher, Garbage Disposal, Trash Compactor, Refrigerator, Gas Range (and additional), Microwave
# of Fireplaces	#1.0	Other Rooms	Loft
Heating	Forced Air Gas	Fireplace Type	Wood Stove
Water Heater	Natural Gas	# of Furnaces	#1.0
Interior Amenities	Ceiling Fan, Smoke Detector	Utilities Installed	Electric, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
Garage	Attached	View	Panoramic
Road	County	Roads	Paved
Maintenance		Snow Removal	Cnty
Location	Winter Accessible	Foundation	Crawl Space
Construction	Wood/Frame	Exterior	Wood Siding
Roof	Asphalt Shingle (apprx 2 years old)	Windows	Double Pane
Floor Covering	Wood (kitchen flooring), Wall to Wall Carpet, Ceramic Tile	Style	Multi Level, Cabin
Exterior Amenities	Landscaped, Partial FnCd (backyard completely fenced), Open Deck, Dogs/Cats OK, Ponderosa	Ceiling	Vaulted/Cathedral
Flood Zone	C-Minimal		

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

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