

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

## Client Detail Report

Listings as of 06/23/09 at 2:40pm

Active 05/07/09	Listing # 136049 County: Coconino	162 Beaver Tr Flagstaff, AZ 86001-9509	Listing Price: \$270,000
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	SR - 720		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1413
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$191.08
<b>Year Built</b>	2004	<b>Lot Sq Ft (approx)</b>	10808
<b>APN</b>	11618002	<b>Lot Acres (approx)</b>	0.248
<b>DOM</b>	47		

Listing Office Village Land Shoppe

**Directions** Right on Kachina Trail, left on Pinon, Left on Tonalea, right on Beaver Trail

**Marketing Remark** Lots of light, vaulted tongue & groove ceilings, wood laminate floors and a cozy fireplace give this home a rustic feel. Kitchen has stainless steel appliances and a garden window for plants. 2 bedrooms on main floor (one does not have a closet). Upstairs is a small loft area and second bedroom and bath. Downstairs is the laundry area and a small workshop in the garage. This is a wonderful home custom built by the owner and a must see.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	2001 +	<b>Garage Capacity</b>	Two
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1251-1500
<b>Legal Description 1</b>	Kachina Village Lot 162	<b>Builder</b>	Owner
<b>Aprx SqFt</b>	#1413.00	<b>Taxes</b>	\$1899.22
<b>Tax Year</b>	2008	<b>Possession</b>	At COE
<b>Owner May Sell</b>	Cash, Conventional, FHA, VA	<b>Exist</b>	SPDS
<b>Bedroom Features</b>	MBr Upper, MBr w/Bath	<b>Finan/Fee/Doc</b>	
<b>Dining Room</b>	Yes	<b>Living Room Features</b>	Cath/Vltd Ceilings (T & G)
<b>Kitchen Features</b>	Breakfast Bar, Dishwasher, Refrigerator, Gas Range	<b>Dining Room Features</b>	Kit/DR Combo
<b>Other Rooms</b>	Study/Den/Library (no closet but large enough for a bed), Work Shop (in garage), Loft	<b>Laundry Room</b>	Separate Room (Downstairs off garage)
<b>Fireplace Type</b>	Gas Log	<b># of Fireplaces</b>	#1.0
<b># of Furnaces</b>	#1.0	<b>Heating</b>	Forced Air Gas
<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable	<b>Water Heater</b>	Natural Gas
<b>View</b>	Panoramic	<b>Interior Amenities</b>	Ceiling Fan, Central Air
<b>Roads</b>	Paved	<b>Garage Road</b>	Attached County
<b>Snow Removal</b>	Cnty	<b>Maintenance Location</b>	Rural, Winter Accessible
<b>Foundation</b>	Stemwall	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane, Alum. Frame	<b>Floor Covering</b>	Laminate
<b>Style</b>	Multi Level	<b>Exterior Amenities</b>	Workshop (in garage), Landscaped, Open Deck, Dogs/Cats OK, Ponderosa, Other Trees
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	C-Minimal

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