


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

Client Detail Report

Listings as of 05/14/09 at 5:04pm

Active 05/14/09	Listing # 136132	226 Toho Tr Flagstaff, AZ 86001-9502	Listing Price: \$389,900
	County: Coconino	Cross St: Buffalo Trail	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 720	
	Beds	4	Approx Square Feet 2005 County
	Baths	2	Price/Sq Ft \$194.46
	Year Built	1981	Lot Sq Ft (approx) 19668
	APN	11618065A	Lot Acres (approx) 0.452
	DOM	0	

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

Directions I-17 South exit #333 Kachina Village, turn right on Kachina Trail, left on Pinon Trail, left on Tonalea, right on Beaver, right on Toho Trail home is on right side just pass Buffalo Trail.

Marketing Remark If you appreciate quality construction- put this one on your list! Incredibly well- built home (by original owner)on just under a 1/2 acre heavily treed lot in Kachina Village. This 4 bed/2ba, 2,005 sq.ft. home was built as a summer retreat & has hardly been used. There is plenty of room for the entire family with a large family room (featuring a brick fireplace), formal living room & formal dining room which expands from the kitchen. All walls are vinyl wrapped providing extra insulation, and construction features footings for a multi-level home - making it easier to build up & expand. There are two covered patios (approx. 300 sq.ft. each) & concrete walkways around the home. A large detached garage is wired & ready to be turned into a full workshop- there is even plumbing & sewer ran to the building that would just need to be finished. Outside you'll find plenty of RV parking as well as multiple hook-ups. Located right across the street from access to National Forest completes the package.

Key Words**Owner May Carry** No**Year Built Range** 1981-1990**Lot Size Range** 0-.99 Acres**Legal** Kachina Village No 4 Lot 225 & 226**Description 1****Taxes** \$2252.36**Possession** At COE**Exist** SPDS**Finan/Fee/Doc****Living Room** Yes**Dining Room** Yes**Kitchen Features** Dishwasher, Garbage Disposal, Refrigerator, Electric Range ((has gas hookup)), Microwave**# of Fireplaces** #1.0**Heating** Forced Air Gas ((gas hookup available)), Propane**Water Heater** Propane (300 Gal tank owned)**Interior Amenities** Smoke Detector, Other (Swamp Cooler)**Garage** Detached**Road** County**Maintenance****Location** Rural, Winter Accessible**Construction** Wood/Frame**Roof** Asphalt Shingle**Floor Covering** Wall to Wall Carpet, Vinyl**Exterior Amenities** Storage Shed, RV Parking (with hookups), Landscaped, Open Patio, Covered Patio, Dogs/Cats OK, Ponderosa**Flood Zone** D-Undetermined**Veg Density** Heavily Treed**Garage Capacity** Two**Square Ft Range** 2001-2500**Zoned** RS-10, 000**Tax Year** 2008**Owner May Sell** Cash, Conventional, FHA, VA**Bedroom** MBr Main, MBr w/Bath**Features****Family Room** Yes**Dining Room** Kit/DR Combo**Features****Laundry Room** Separate Room, Washer/Dryer**Fireplace Type** Other (Fireplace with heat blower)**# of Furnaces** #1.0**Utilities Installed** Electric, Propane, Private Water Co., Private Sewer Co., Telephone, TV Cable**View** Forest**Roads** Paved (Paving assessment)**Snow Removal** Cnty**Foundation** Slab**Exterior** Wood Siding**Windows** Double Pane**Style** Single Level**Ceiling** Standard

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