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Client Detail Report

Listings as of 09/03/08 at 12:01pm

Active 08/04/08	Listing # 132509	2325 N East St Flagstaff, AZ 86004-3512	Listing Price: \$285,000
	County: Coconino	Cross St: Sixth Ave	

[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Townhouse
Region	NEC - 400		
Beds	3	Approx Square Feet	1831 Owner
Baths	2.50	Price/Sq Ft	\$155.65
Year Built	2005	Lot Sq Ft (approx)	3002
APN	10911168	Lot Acres (approx)	0.069
DOM	30		

Directions North on Fourth Street, West on Sixth Ave. (by Chevron station), North on East Street to property on the left side of road.

Marketing Remark Gorgeous townhome with NO HOA FEES! This 3 bed/2.5 bath home has great finishing touches throughout and shows as though it is brand new. Finished in 2006, you'll appreciate all the attention to detail during construction. You'll have plenty of room with 1831 sq. ft, and nine foot ceilings on both floors open it up even more. Downstairs offers a spacious, open kitchen, living room and half bath. The three large bedrooms are located on the second floor, where you'll also find a built-in office station in the hallway. Outside boasts a fully-fenced & landscaped yard complete with an automatic watering system. With an over-sized one car garage, 16'x16' ceramic tile, upgraded carpet and all appliances included, this home is move-in ready. You absolutely must see this home to fully appreciate everything it has to offer.

Key Words

Owner May Carry	No	Veg Density	Meadows/Trees
Year Built Range	2001 +	Garage Capacity	One (Oversized)
Lot Size Range	0-.99 Acres	Square Ft Range	1751-2000
Legal	N2 Lot 6 Blk 1 Sunnyside North Annex No3	Zoned	Residential
Description 1		Taxes	\$901.28
Builder	McMorrow	Possession	At COE
Tax Year	2007	Exist	SPDS
Owner May Sell	Cash, Conventional, FHA	Finan/Fee/Doc	
Bedroom Features	MBr Upper, MBr w/Bath	Living Room	Yes
Family Room	No	Dining Room	Yes
Dining Room Features	Kit/DR Combo	Kitchen	Eat-In, Breakfast Bar, Garbage Disposal, Refrigerator, Gas Range, Microwave
Laundry Room	In Hallway, Washer/Dryer	Heating	Forced Air Gas
# of Furnaces	#1.0	Water Heater	Natural Gas
Utilities Installed	Electric, Natural Gas, City Water, City Sewer, Telephone, TV Cable	Interior Amenities	Ceiling Fan (In all bedrooms & living room)
View	Mountains	Garage	Attached (over-sized)
Roads	Paved	Road	City
Snow Removal	City	Maintenance Location	Winter Accessible
Foundation	Slab	Construction	Wood/Frame
Exterior	Composite	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Wall to Wall Carpet, Ceramic Tile
Style	Multi Level	Exterior Amenities	Landscaped, Sprinklers/Drip Sys ((with automatic timer)), Partial Fncd, Covered Patio, Dogs/Cats OK, Juniper/Pinon (some junipers planted w/ landscaping), Other Trees
Ceiling	High (Nine Foot on both floors)	Flood Zone	C-Minimal

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