

## Client Detail Report

Listings as of 01/25/08 at 10:16am

<b>Active 09/17/07</b>	<b>Listing # 127340</b>	<b>2730 N Ellen St Flagstaff, AZ 86004</b>	<b>Listing Price: \$279,900</b>
	<b>County: Coconino</b>	<b>Cross St: Cedar</b>	



[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	NEC - 400		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1485 Owner
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$200.00
<b>Year Built</b>	2007	<b>Lot Sq Ft (approx)</b>	6000
<b>APN</b>	10908065	<b>Lot Acres (approx)</b>	0.138
<b>DOM</b>	129		

**Directions** From Cedar Avenue turn south onto Ellen Street. From Fourth Street turn west onto Dortha Avenue, then turn south onto Ellen Street.

**Marketing Remark** Looking for a house where you really feel at home? This is it!! Move-in ready, all that's missing is you! This charming 3 bedroom, 2 bath home has 9 foot and vaulted ceilings throughout! Home features a 2 car garage with over-sized door - perfect for trucks or SUVs! Very open floor plan is warm and inviting with plenty of space. You'll love the feel of this home once you walk inside! Come take a look today! Agent is related to seller.

### Key Words

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Few
<b>Year Built Range</b>	New Construction	<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>	Sunnyside North Annex #9 Lot 32	<b>Zoned</b>	RMME
<b>Lot Dimensions</b>	50 x 120	<b>Builder</b>	McMorrow
<b>Apprx SqFt</b>	#1485.00	<b>Taxes</b>	\$276.10
<b>Tax Year</b>	2006	<b>Possession</b>	At COE
<b>Owner May Sell</b>	Cash, Conventional, FHA, VA	<b>Exist</b>	SPDS, Plat Map, Other ((please print attachment for clients))
<b>Bedroom Features</b>	MBr Main, MBr w/Bath	<b>Finan/Fee/Doc</b>	Living Room
<b>Living Room Features</b>	Cath/Vltd Ceilings	<b>Living Room</b>	Yes
<b>Dining Room</b>	Yes	<b>Family Room</b>	No
<b>Kitchen Features</b>	Dishwasher, Garbage Disposal, Electric Range, Microwave	<b>Dining Room Features</b>	Kit/DR Combo
<b>Heating</b>	Forced Air Gas	<b>Laundry Room</b>	Separate Room, Sink
<b>Water Heater</b>	Natural Gas	<b># of Furnaces</b>	#1.0
<b>Interior Amenities</b>	Ceiling Fan	<b>Utilities Installed</b>	Electric, Natural Gas, City Water, City Sewer, Telephone, TV Cable
<b>Garage</b>	Attached, Garage Door Opener	<b>View</b>	Mountains
<b>Road</b>	City	<b>Roads</b>	Paved
<b>Maintenance Location</b>	Winter Accessible	<b>Snow Removal</b>	City
<b>Construction</b>	Wood/Frame	<b>Foundation</b>	Slab
<b>Roof</b>	Asphalt Shingle	<b>Exterior</b>	Wood Siding
<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile	<b>Windows</b>	Double Pane
<b>Exterior Amenities</b>	Partial FnCd, Dogs/Cats OK, Ponderosa	<b>Style</b>	Single Level
<b>Flood Zone</b>	C-Minimal	<b>Ceiling</b>	High

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