

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

## Client Detail Report

Listings as of 08/28/09 at 10:23am

<b>Active 06/19/09</b>	<b>Listing # 136778</b>	<b>3160 S Troxler Cir Flagstaff, AZ 86001-9122</b>	<b>Listing Price: \$373,500</b>
	<b>County: Coconino</b>	<b>Cross St: Walkup</b>	

[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	SWC - 255		
<b>Beds</b>	3	<b>Approx Square Feet</b>	2250 Appraiser
<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$166.00
<b>Year Built</b>	1986	<b>Lot Sq Ft (approx)</b>	15590
<b>APN</b>	11221003	<b>Lot Acres (approx)</b>	0.358
<b>DOM</b>	70		

**Listing Office** Village Land Shoppe**Directions** University Heights Dr. N, left on Walkup, left on Troxler; house is on the right.

**Marketing Remark** REDUCED PRICE! OWNERS MOTIVATED!! Beautiful home handcrafted with thought and care; this is a unique and well cared for home. Soaring vaulted ceilings and wood beams in the great room and master suite are highlighted by clerestory windows. Custom wood floors throughout the home include bamboo flooring in the office/bedroom. The master bedroom has wall-to-wall carpeting, his and hers walk-in closets, and opens to a tiled sunroom. Master bath has double sinks and double showerheads. The spacious kitchen has tile countertops, a large island, built-in desk and a breakfast bar. The large lot has mature Ponderosa pines, a covered deck (with skylight) as well as an open deck area providing many options for outdoor living and entertaining.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1981-1990	<b>Garage Capacity</b>	Two
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	2001-2500
<b>Legal Description 1</b>	University Heights Sub Lot 425	<b>Zoned</b>	RE
<b>Apprx SqFt</b>	#2250.00	<b>Taxes</b>	\$1937.36
<b>Tax Year</b>	2008	<b>Possession</b>	At COE
<b>Owner May Sell</b>	Cash, Conventional	<b>Exist</b>	SPDS
<b>Bedroom Features</b>	MBr Main, MBr w/Bath	<b>Finan/Fee/Doc</b>	
<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>	Eat-In, Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Electric Range	<b>Dining Room Features</b>	Kit/DR Combo
<b>Other Rooms</b>	Work Shop (separate little building in back yard)	<b>Laundry Room</b>	Separate Room
<b>Fireplace Type</b>	Wood Stove	<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, City Water, City Sewer, Broadband, Telephone, TV Cable	<b>Water Heater</b>	Natural Gas
<b>Garage</b>	Attached, Garage Door Opener	<b>Interior</b>	Ceiling Fan, Smoke Detector, Skylight
<b>Road Maintenance</b>	City	<b>Amenities</b>	
<b>Location</b>	Winter Accessible	<b>Roads</b>	Paved
<b>Construction</b>	Wood/Frame	<b>Snow Removal</b>	City
<b>Roof</b>	Wood Shake	<b>Foundation</b>	Crawl Space, Slab, Stemwall
<b>Floor Covering</b>	Wood, Wall to Wall Carpet, Ceramic Tile, Vinyl	<b>Exterior</b>	Wood Siding
<b>Exterior Amenities</b>	Workshop, RV Parking, Landscaped, Satellite Dish, Dog Run, Partial Fncd, Open Patio, Open Deck, Covered Deck, Dogs/Cats OK, Other Trees	<b>Windows</b>	Double Pane, Wood Frame
<b>Flood Zone</b>	C-Minimal	<b>Style</b>	Single Level
		<b>Ceiling</b>	Vaulted/Cathedral

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