


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

Client Detail Report

Listings as of 04/26/10 at 10:34am

Active 04/24/10	Listing # 140536	316 Toho Flagstaff, AZ 86001-9501	Listing Price: \$249,000
	County: Coconino	Cross St: Pinon	
	Prop Type	Residential	Prop Subtype(s) Mobile
	Region	SR - 720	
	Beds	4	Approx Square Feet 1950 Owner
	Baths	1.75	Price/Sq Ft \$127.69
	Year Built	1973	Lot Sq Ft (approx) 10350
	APN	11619028	Lot Acres (approx) 0.238
	DOM	2	

[See Additional Pictures](#) [See Virtual Tour](#)

Listing Office Village Land Shoppe

Directions Take I-17 to Kachina exit (#333) turn West onto Kachina Blvd. Turn right onto Kachina Trail, follow to Pinon and turn left. Take Pinon down to Toho Trail and turn left - house is on right side.

Marketing Remark Extensively remodeled and like new so you can move in without having to do a thing! These sellers have done all the work - all that's missing is you. There is plenty of room for everyone and lots to appreciate. This 4 bed. (one of which has it's own entrance), 1 3/4 baths, 1950 sq. ft. home with a 2 car garage on almost a 1/4 acre features a beautiful covered front porch, new carpet & paint, new bathroom fixtures, a gas stove and a rear deck that is the perfect spot to BBQ & enjoy Flagstaff's beautiful weather. Even the furnishings are negotiable so you can literally move right in! Prime opportunity for a vacation home, rental, primary residence - whatever you're shopping for. This is one you must see to fully appreciate.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1971-1980	Garage Capacity	Two (new garage door in '08)
Lot Size Range	0-.99 Acres	Square Ft Range	1751-2000 (1950)
REO	No	Short Sale	No
Legal Description 1	Kachina Village #5 Lot 316 1973 Granada	Legal Description 2	4x64 CCS814U*X1953/921
Zoned	RS-10000	Assmt \$	paving assmt. paid in full
Taxes	\$959.00	Tax Year	2009
Possession	At COE	Owner May Sell	Cash, Conventional (call listing agent for lender info)
Exist Finan/Fee/Doc	SPDS, Lead Base Disc.	Bedroom Features	MBr Main, MBr w/Bath
Living Room	Yes	Dining Room	Yes
Dining Room Features	LR/DR Combo	Kitchen Features	Eat-In, Dishwasher, Garbage Disposal, Trash Compactor, Refrigerator, Electric Range, Microwave
Laundry Room	Separate Room (in closet of bedroom)	Other Rooms	Study/Den/Library
# of Fireplaces	#1.0	Fireplace Type	Gas Log
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, Private Water Co., Private Sewer Co.
Interior Amenities	Ceiling Fan ((Three))	View	S.F. Peaks, Forest
Garage	Attached	Roads	Paved
Road Maintenance	County	Snow Removal	Cnty
Location	Winter Accessible	Foundation	Crawl Space, Stemwall
Construction	Wood/Frame, Other	Exterior	Wood Siding
Roof	Metal	Windows	Single Pane (one), Double Pane
Floor Covering	Wall to Wall Carpet, Ceramic Tile, Vinyl	Style	Single Level, Double Wide
Exterior Amenities	Partial Fncd, Covered Patio, Open Deck, Dogs/Cats OK, Ponderosa	Ceiling	Standard
Flood Zone	D-Undetermined		

Featured properties may not be listed by the office/agent presenting this brochure.

All information herein has not been verified and is not guaranteed.

Copyright ©2010 Rapattoni Corporation. All rights reserved.

