

Client Detail Report

Listings as of 06/03/09 at 10:57am

Active 04/02/09	Listing # 135463	35 Totacon Ovi Flagstaff, AZ 86001-9570	Listing Price: \$339,900
	County: Coconino	Cross St: Toho Trail	



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SR - 720		
Beds	4	Approx Square Feet	1583 Appraiser
Baths	2	Price/Sq Ft	\$214.72
Year Built	1986	Lot Sq Ft (approx)	13490
APN	11631035	Lot Acres (approx)	0.310
DOM	62		

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

Listing Office Village Land Shoppe

Directions I-17, exit 333, west on Kachina BLVD, L on Kachina Trail, R on Toho, R on Totacon Ovi

Marketing Remark If it seems as though every house you walk into looks the same then this is the one for you! An incredibly unique home with an antique feel. This 4 bd, 2 ba, 1583 sq. ft. home features rustic hardwood flooring and light fixtures & doors from the early 1900's to give it an old-fashioned style unlike anything else. The kitchen boasts an antique oven & sink, wood & copper countertops and antiques cabinets. All this on an amazing canyon lot with plenty of privacy & phenomenal views that you can enjoy from one of the three decks. Also there is a newer roof that is less than a year old.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1981-1990	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	1501-1750
Legal	Kachina Village #12 Lot 35	Zoned	RS-10000
Description 1		Builder	Unknown
Lot Dimensions	129.96X160X160.84XCurve	Apprx SqFt	#1583.00
Assmt \$	0	Tax Year	2008
Taxes	\$1788.32	Owner May Sell	Cash, Conventional, FHA, VA
Possession	Immediate, At COE	Bedroom	MBr Upper, Split, Jetted Tub
Exist	SPDS, Plat Map	Features	
Finan/Fee/Doc		Living Room	Cath/Vltd Ceilings, Great Room
Living Room	Yes	Features	
Dining Room	Yes	Dining Room	Kit/DR Combo, LR/DR Combo
Kitchen	Eat-In, Pantry, Breakfast Bar, Dishwasher, Gas Range	Features	
Other Rooms	Converted Garage (Converted to 4th bd, left large storage)	Laundry Room	In Hallway, Washer/Dryer
Heating	Baseboard	Fireplace Type	Gas Log
Utilities Installed	Electric, Natural Gas, Private Water Co. (Public, County, KVID), Private Sewer Co. (Public, County, KVID), Broadband, Telephone	Water Heater	Electric
View	Panoramic, Forest	Interior	Ceiling Fan, Smoke Detector, Skylight
Road	County	Amenities	
Maintenance		Roads	Paved
Location	Cul-de-sac, Winter Accessible	Snow Removal	Cnty
Construction	Wood/Frame	Foundation	Stemwall (Stand up room/possible build out)
Roof	Asphalt Shingle (Less than 1 year old)	Exterior	Wood Siding
Floor Covering	Wood	Windows	Double Pane
Exterior	Satellite Dish, Open Deck, Dogs/Cats OK,	Style	Multi Level
Amenities	Ponderosa, Other Trees (Oak)	Ceiling	Vaulted/Cathedral
Flood Zone	D-Undetermined		

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