


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

## Client Detail Report

Listings as of 06/10/09 at 3:19pm

<b>Active 06/10/09</b>	<b>Listing # 136607</b>	<b>367 Pinon Ovi Flagstaff, AZ 86001-9669</b>	<b>Listing Price: \$289,000</b>
	<b>County: Coconino</b>	<b>Cross St: Pinon Trail</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	SR - 720	
	<b>Beds</b>	4	<b>Approx Square Feet</b> 1899 County
	<b>Baths</b>	2.50	<b>Price/Sq Ft</b> \$152.19
	<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b> 21244
	<b>APN</b>	11623006	<b>Lot Acres (approx)</b> 0.488
	<b>DOM</b>	0	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** I-17 to exit 333 into Kachina. Right on Kachina Trail, Left on Pinon Trail, Right on Pinon Ovi to home (on Right side).

**Marketing Remark** Gorgeous home tucked in the trees! This newer home (built in 2002) is located in a cul-de-sac and provides plenty of space for the entire family with 1899 sq. ft. of living space on a .48 acre heavily treed lot. The large front deck is the perfect spot for entertaining or to relax & enjoy the peace and quiet amongst the pines. Featuring 4 bedrooms and 2.5 baths, with the master (which features a jetted tub in it's private bathroom) on the main level, there is plenty for you to appreciate - including central AC. Skylights on the vaulted ceiling in the living room offer a spacious open feel with plenty of natural light. Currently a seasonal home, it has hardly been used over the past 2 1/2 years and is just waiting for you. Seller is ready to sell - so let's make a deal! \*\*\*Seller will even provide a 1 year home warranty!\*\*\*

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	2001 + (2002)	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres (.488)	<b>Square Ft Range</b>	1751-2000
<b>Legal Description 1</b>	Kachina Village No 6 Lot 367	<b>Lot Dimensions</b>	80 x 287.31 x 69.58 x 279.61
<b>Apprx SqFt</b>	#1899.00	<b>Taxes</b>	\$2068.80
<b>Tax Year</b>	2008	<b>Possession</b>	At COE
<b>Owner May Sell</b>	Cash, Conventional, FHA, VA	<b>Exist</b>	SPDS, Plat Map
<b>Bedroom Features</b>	MBr Main, MBr Lower, MBr w/Bath, Jetted Tub	<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>	Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range	<b>Dining Room Features</b>	LR/DR Combo
<b># of Fireplaces</b>	#1.0	<b>Laundry Room</b>	Separate Room, Washer/Dryer
<b>Heating</b>	Forced Air Gas	<b>Fireplace Type</b>	Gas Log
<b>Water Heater</b>	Natural Gas	<b># of Furnaces</b>	#1.0
<b>Interior Amenities</b>	Security, Ceiling Fan, Smoke Detector, Central Air, Skylight	<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
<b>Roads</b>	Paved	<b>View</b>	Mountains
<b>Snow Removal</b>	Cnty	<b>Road Maintenance</b>	County
<b>Foundation</b>	Slab	<b>Location</b>	Cul-de-sac, Winter Accessible
<b>Exterior</b>	Wood Siding	<b>Construction</b>	Wood/Frame
<b>Windows</b>	Double Pane	<b>Roof</b>	Asphalt Shingle
<b>Style</b>	Multi Level	<b>Floor Covering</b>	Wood, Ceramic Tile
<b>Ceiling</b>	Vaulted/Cathedral ((Living Room))	<b>Exterior Amenities</b>	Storage Shed, RV Parking, Landscaped, Satellite Dish, Open Deck, Dogs/Cats OK, Ponderosa
		<b>Flood Zone</b>	D-Undetermined

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

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