


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

Client Detail Report

Listings as of 06/22/10 at 1:45pm

Active 06/20/10	Listing # 141579	371 Pinon Ovi Flagstaff, AZ 86001-9669	Listing Price: \$139,900
	County: Coconino	Cross St: Pinon Trail	
	Prop Type	Residential	Prop Subtype(s) Manufactured
	Region	SR - 720	
	Beds	4	Approx Square Feet 1700 Owner
	Baths	2	Price/Sq Ft \$82.29
	Year Built	1986	Lot Sq Ft (approx) 28600
	APN	11623010	Lot Acres (approx) 0.657
	DOM	2	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe

Directions I-17 South exit #333 Kachina Village, right on Kachina Blvd., right on Kachina Trail, left on Pinon Trail and right on Pinon Ovi all they way to the end of the cul-de-sac.

Marketing Remark Charming and move in ready at a GREAT PRICE! Delightful 1700 sq. ft. manufactured home with additions situated on a 28,600 sq. ft. lot in the back of a cul-de-sac offering 4 bedrooms, 1.75 baths has had all the work done for you! Walk in & appreciate new paint, new carpet, new granite tile counter tops, & new maple kitchen cabinets. Split floor plan features three bedrooms downstairs - two of which have their own sliding glass doors leading into the backyard. The master bedroom (with a private bath) is the only room upstairs offering privacy & seclusion, and vaulted ceilings give it a very open feeling. Outside you'll find a very private patio where you'll be graced with beautiful views and plenty of native wildlife to appreciate. In the front yard you've got a seasonal creek that invites the elk right into your yard, which you can sit & enjoy from the huge covered front deck. ALL THIS FOR ONLY \$139,900!! With so many things to appreciate - you absolutely must see this one!

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1981-1990	Garage Capacity	None
Square Ft Range	1501-1750	REO	No
Short Sale	No	Legal Description 1	Kachina Village No 6 Lot 371 86 Champion
Builder	Champion	Assmt \$	\$3, 022 Paving Due
Apprx SqFt	#1700.00	Taxes	\$956.48
Tax Year	2009	Possession	At COE
Sellers Option	Cash	Bedroom Features	MBr Upper, MBr w/Bath, Split Floorplan, Tub/Shower Combo
Living Room	Yes	Family Room	No
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Eat-In, Pantry, Breakfast Bar, Dishwasher, Refrigerator, Gas Range	Laundry Room	In Hallway, Washer/Dryer
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	View	Forest, Views
Garage	Carport	Roads	Paved, Winter Access
Road Maintenance	County	Snow Removal	County
Location	Cul-de-sac, Rural	Foundation	Crawl Space
Construction	Wood/Frame	Exterior	Wood Siding
Roof	Asphalt Shingle	Windows	Double Pane
Floor Covering	Wall to Wall Carpet, Ceramic Tile, Vinyl	Style	Multi Level, Single Wide (with additions)
Exterior Amenities	RV Parking, Partial FnCd, Open Patio, Covered 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.

