


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

Client Detail Report

Listings as of 07/27/10 at 11:29am

Active 06/09/10	Listing # 141376	393 S Oraibi Ovi Flagstaff, AZ 86001-9665	Listing Price: \$175,000
	County: Coconino	Cross St: Pinon	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 720	
	Beds	3	Approx Square Feet 1376 County
	Baths	2	Price/Sq Ft \$127.18
	Year Built	2002	Lot Sq Ft (approx) 7667
	APN	11623036	Lot Acres (approx) 0.176
	DOM	48	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 to exit #333 into Kachina (West), pass gas station, R onto Kachina Trail, L on Pinon, R on North Oraibi Ovi, R on South Oraibi Ovi.

Marketing Remark Here is a phenomenal home at a fabulous price. Built in 2002, this incredibly nice home still looks brand new and is tucked away in a cul-de-sac with the Pumphouse Wash trailhead practically in your backyard! Climbing rock, pond, and Forest Service all directly across the street. Featuring vaulted T&G ceilings, wood laminate flooring, custom lighting, custom Hickory cabinets and much more! Don't wait on this 3 bedroom, 2 bathrooms, 1376 sq. ft. home! Short Sale opportunity contingent upon bank approval. Tenant occupied. Evening (not before 5:30) & weekend showings with 48 hour notice & confirmed appointment.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Vegetation	Other	Year Built Range	2001 +
Garage Capacity	None	Square Ft Range	1251-1500
Terrain	Other	Legal Description 1	Kachina Village #7 Lot 393
Assmt \$	apprx \$1381.74 for paving	Apprx SqFt	#1376.00
Taxes	\$1560.30	Tax Year	2009
Transaction Subtype	Short Sale	Possession	At COE, Subject To Tenancy
Sellers Option	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	Short Sale Addendum
Master Bdrm Features	MBr Upper, MBr w/Bath, Split Floorplan, Fireplace	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings, Fireplace	Family Room	No
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Island, Dishwasher, Garbage Disposal, Electric Range	Laundry Room	In Hallway
# of Fireplaces	#1.0	# of Furnaces	#1.0
Heating	Forced Air Gas	Water Heater	Natural Gas
Utilities Installed	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable	Interior Amenities	Ceiling Fan, Smoke Detector
Views	Mountains	Roads	Paved, Winter Access
Road Maintenance	County	Snow Removal	County
Location	Cul-de-sac	Foundation	Crawl Space
Construction	Wood/Frame	Exterior	Wood Siding
Roof	Asphalt Shingle	Windows	Double Pane
Floor Covering	Wall to Wall Carpet, Laminate	Style	Multi Level
Exterior Amenities	Open Deck, Dogs/Cats OK, Ponderosa	Ceiling	Vaulted/Cathedral

Presented By:**Johnathan Mullaney****Village Land Shoppe**

Primary: 928-606-7455
 Secondary: 928-525-1125
 Other:

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See our listings online:Web Page: <http://www.villagelandshoppe.com><http://www.villagelandshoppe.com>

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