


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

Client Detail Report

Listings as of 10/15/09 at 4:53pm

Active 06/11/09	Listing # 136604	400 Choctaw St Flagstaff, AZ 86001-9536	Listing Price: \$379,900
	County: Coconino	Cross St: Seneca	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 730	
	Beds	4	Approx Square Feet 2760 County
	Baths	2.50	Price/Sq Ft \$137.64
	Year Built	2002	Lot Sq Ft (approx) 13504
	APN	11508151A	Lot Acres (approx) 0.310
	DOM	126	

[See Additional Pictures](#) [See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 exit 333, Mountaineer Rd. left on Osage, right on Shoshone, left on Pawnee, left on Cherokee, right on Choctaw.

Marketing Remark REDUCED! What a great value. Absolutely incredible home has everything you've ever wanted & is a true gem! This fabulous 2760 sq.ft. home(on 1/3 acre)with a covered wrap around porch has been built with meticulous attention to detail. From the moment you walk in & see the gorgeous foyer & the grand staircase you will fall in love with this home. Featuring a large spacious kitchen with plenty of storage you'll have all the room you need to prepare a feast. The family room offers the perfect setting to gather around the wood burning stove(outlined with beautiful masonry work)& visit, & the gorgeous French doors allow for privacy when necessary. Four very large bedrooms with 2.5 baths & a 2 car garage make this home perfect for a large family or a great seasonal home for multiple families. The master bedroom has a large walk-in closet, a jetted tub, & a large bonus room which would be ideal for a craft/hobby room or the perfect nursery. You must see this one to believe how gorgeous it is.

Key Words

Owner May Carry	No	Veg Density	Meadows/Trees
Year Built Range	2001 +	Garage Capacity	Two
Lot Size Range	0-.99 Acres	Square Ft Range	2501-3000
REO	No	Short Sale	No
Legal Description 1	Mountaineer Unit 2 Lots 400 & 401.	Taxes	\$2053.56
Tax Year	2008	Possession	At COE
Owner May Sell	Conventional, FHA, VA	Exist Finan/Fee/Doc	SPDS, Plat Map
Bedroom Features	MBr Upper, MBr w/Bath, Jetted Tub	Living Room	Yes
Family Room	Yes	Dining Room	Yes
Dining Room Features	Kit/DR Combo	Kitchen Features	Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Electric Range, Microwave
Laundry Room	Separate Room, Washer/Dryer, Sink	Other Rooms	Other
# of Fireplaces	#1.0	Fireplace Type	Wood Stove
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, Private Water Co., Alternative System, Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	View	Forest
Garage	Attached, Garage Door Opener	Roads	Paved
Road Maintenance	County	Snow Removal	Cnty
Location	Rural, Winter Accessible	Foundation	Crawl Space, Stemwall
Construction	Wood/Frame	Exterior	Composite
Roof	Asphalt Shingle	Windows	Double Pane, Alum. Frame
Floor Covering	Wall to Wall Carpet, Laminate	Style	Multi Level
Exterior Amenities	Landscaped, Sprinklers/Drip Sys, Satellite Dish, Perimeter FnCd, Open Patio, Covered Patio, Farm Animals OK, Dogs/Cats OK, Ponderosa, Other Trees	Ceiling	Standard
Flood Zone	D-Undetermined		

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