


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

## Client Detail Report

Listings as of 04/09/10 at 4:34pm

<b>Active 04/09/10</b>	<b>Listing # 140321</b>	<b>412 Choctaw St Flagstaff, AZ 86001-9536</b>	<b>Listing Price: \$174,900</b>
	<b>County: Coconino</b>	<b>Cross St: Cherokee</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	SR - 730	
	<b>Beds</b>	2	<b>Approx Square Feet</b> 1019 County
	<b>Baths</b>	1	<b>Price/Sq Ft</b> \$171.64
	<b>Year Built</b>	1966	<b>Lot Sq Ft (approx)</b> 10000
	<b>APN</b>	11508165A	<b>Lot Acres (approx)</b> 0.230
	<b>DOM</b>	0	

[See Additional Pictures](#)**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** Here is the cabin you've been searching for! Combine affordability with charm and you've got 412 Choctaw - a great log sided home on an oversized, wonderfully landscaped 10,000+ sq. ft. lot. Landscaping includes tiered flower beds with flowers galore that are just starting to bloom. This 2 bd, 1 bd, 1019 sq. ft. home features vaulted ceilings, tiled wainscot in the bathroom, built in shelving for storage in the hall and living area and a great rear deck to relax on.**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1961-1970	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1001-1250
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Mountaineer Un Lots 412 &Pt Of 414/411	<b>Zoned</b>	SFR
<b>Assmt \$</b>	Paving	<b>Apprx SqFt</b>	#1019.00
<b>Taxes</b>	\$1280.68	<b>Tax Year</b>	2009
<b>Possession</b>	At COE (Prefer mid/late June), COE +	<b>Owner May Sell</b>	Cash, Conventional, FHA, VA
<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.	<b>Bedroom Features</b>	MBr Main
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Cath/Vltd Ceilings, Great Room
<b>Family Room</b>	No	<b>Dining Room</b>	Yes
<b>Dining Room Features</b>	LR/DR Combo	<b>Kitchen Features</b>	Electric Range
<b>Laundry Room</b>	Separate Room	<b>Other Rooms</b>	Other (laundry room)
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Wood Stove, Insert
<b>Heating</b>	Wall Unit (natural gas)	<b>Water Heater</b>	Electric
<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co., Septic, Telephone	<b>Interior Amenities</b>	Ceiling Fan
<b>View</b>	Forest	<b>Roads</b>	Paved
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	Cnty
<b>Location</b>	Rural, Winter Accessible	<b>Foundation</b>	Partial Basement, Crawl Space, Stemwall
<b>Construction</b>	Wood/Frame	<b>Exterior</b>	Log Sided
<b>Roof</b>	Asphalt Shingle, Rolled	<b>Windows</b>	Double Pane
<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl	<b>Style</b>	Cabin
<b>Exterior Amenities</b>	Landscaped (Flowers & Garden), Sprinklers/Drip Sys, Partial Fncd, Open Deck, Dogs/Cats OK, Ponderosa, Other Trees	<b>Ceiling</b>	Vaulted/Cathedral
<b>Flood Zone</b>	D-Undetermined		

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