

Client Detail Report

Listings as of 01/25/08 at 10:16am

Active 10/09/07	Listing # 127742	48 Nakai Tr Flagstaff, AZ 86001-9650	Listing Price: \$259,000
	County: Coconino	Cross St: Kona Trail	



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SR - 720		
Beds	2	Approx Square Feet	890 County
Baths	1	Price/Sq Ft	\$291.01
Year Built	1977	Lot Sq Ft (approx)	21955
APN	11652015	Lot Acres (approx)	0.504
DOM	107		

[See Additional Pictures](#)

Directions I-17 exit #333 Kachina Village, turn right on Kachina Trail, turn left up hill on Kona Trail, right at Nakai Trail and follow down cabin on right hand side.

Marketing Remark Awesome canyon lot offers privacy and great views. Large wrap around deck with hot tub. 2 bedrooms, 1 bath, loft is counted as your 2nd bedroom, 890 sq.ft. on a 21,955 sq.ft. canyon lot. Great for a seasonal, starter home or investment property. Tons of room for an addition, a garage and crawl space storage.

Key Words

Owner May Carry No
Year Built Range 1971-1980
Lot Size Range 0-.99 Acres
Legal Description 1 Kachina Village No 15 Lot 48 Sec 19 20n-
Apprx SqFt #890.00
Tax Year 2006
Owner May Sell Cash, Conventional

Bedroom Features MBr Main
Living Room Features Cath/Vltd Ceilings
Dining Room No

Laundry Room In Kitchen, Washer/Dryer
of Fireplaces #1.0
Heating Forced Air Gas
Water Heater Natural Gas

View Road Forest County

Maintenance Location Cul-de-sac, Rural, Winter Accessible
Construction Wood/Frame
Roof Asphalt Shingle
Floor Covering Wood, Wall to Wall Carpet, Vinyl
Exterior Jac/Spa/Hot Tub, Open Deck, Dogs/Cats OK,
Amenities Ponderosa, Other Trees
Flood Zone D-Undetermined

Veg Density Heavily Treed

Garage Capacity None
Square Ft Range 601-1000
Zoned SFR

Taxes \$1157.16
Possession At COE
Exist SPDS

Finan/Fee/Doc Living Room Yes

Family Room No

Kitchen Features Breakfast Bar, Refrigerator, Electric Range

Other Rooms Loft
Fireplace Type Wood Stove
of Furnaces #1.0

Utilities Installed Electric, Natural Gas, Private Water Co., Private Sewer Co.

Roads Paved
Snow Removal Cnty

Foundation Crawl Space
Exterior Wood Siding
Windows Single Pane, Double Pane
Style A-Frame, Cabin
Ceiling Vaulted/Cathedral

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 ©2008 Rapattoni Corporation. All rights reserved.

