

Client Detail Report

Listings as of 02/19/08 at 2:25pm

| | | | |
|------------------------|-------------------------|--|---------------------------------|
| Active 01/30/08 | Listing # 129148 | 53 Tovar Flagstaff, AZ 86001-9670 | Listing Price: \$139,900 |
| | County: Coconino | Cross St: Hano | |



[See Additional Pictures](#)

| | | | |
|-------------------|-------------|---------------------------|--------------|
| Prop Type | Residential | Prop Subtype(s) | Manufactured |
| Region | SR - 720 | | |
| Beds | 3 | Approx Square Feet | 1442 Owner |
| Baths | 2 | Price/Sq Ft | \$97.02 |
| Year Built | 1975 | Lot Sq Ft (approx) | 6828 |
| APN | 11632053 | Lot Acres (approx) | 0.157 |
| DOM | 20 | | |

Directions Take I-17 exit #333 & turn West onto Kachina Blvd. Turn Right on Tovar Trail and follow back. House is on corner of Tovar and Hano Trail.

Marketing Remark MOTIVATED SELLERS say bring an offer!!! Looking for an investment opportunity? Manufactured home on wonderful lot in Kachina Village. This lot is adorned with Ponderosa Pines providing the perfect setting to relax outside and enjoy nature's beautiful surroundings. Great opportunity to purchase a rental property with recent exterior paint, updated bathroom fixtures, and a newer porch!

Key Words

| | |
|-----------------------------|--|
| Owner May Carry | No |
| Year Built Range | 1971-1980 |
| Lot Size Range | 0-.99 Acres |
| Legal Description 1 | Kachina Village #14 Lot 53 1975 Revere 2 |
| Assmt \$ | Paving Asst. - LA checking balance |
| Tax Year | 2007 |
| Owner May Sell | Cash, Conventional |
| Bedroom Features | MBr Main |
| Family Room | Yes |
| Dining Room Features | Kit/DR Combo |
| Laundry Room | In Hallway |
| # of Furnaces | #1.0 |
| Utilities Installed | Electric, Natural Gas, City Water, Telephone, TV Cable |
| Roads | Paved ((paving assesment not yet paid)) |
| Snow Removal | Cnty |
| Foundation | Crawl Space |
| Exterior | Wood Siding |
| Windows | Single Pane |
| Style | Double Wide |
| Ceiling | Standard |

| | |
|-------------------------|--|
| Veg Density | Heavily Treed |
| Garage Capacity | None |
| Square Ft Range | 1251-1500 |
| Zoned | Mobile Home Lot |
| Taxes | \$486.84 |
| Possession | At COE |
| Exist | SPDS, Lead Base Disc., Plat Map |
| Finan/Fee/Doc | |
| Living Room | No |
| Dining Room | Yes |
| Kitchen Features | Eat-In, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range |
| Heating | Forced Air Gas |
| Water Heater | Natural Gas |
| View | Forest |
| Road Maintenance | County |
| Location | Winter Accessible |
| Construction | Wood/Frame |
| Roof | Asphalt Shingle |
| Floor Covering | Wall to Wall Carpet, Ceramic Tile, Vinyl |
| Exterior | Storage Shed (2), Perimeter Fncd, Open Deck, |
| Amenities | Dogs/Cats OK, Ponderosa |
| Flood Zone | D-Undetermined |

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