


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

Client Detail Report

Listings as of 10/01/09 at 2:42pm

Active 08/27/09	Listing # 137764	62 Nakai Flagstaff, AZ 86001-9650	Listing Price: \$219,900
	County: Coconino	Cross St: Kona Trail	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 720	
	Beds	3	Approx Square Feet 960 County
	Baths	1.75	Price/Sq Ft \$229.06
	Year Built	1983	Lot Sq Ft (approx) 8000
	APN	11633101	Lot Acres (approx) 0.184
	DOM	35	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** I-17 south exit #333 Kachina Village. Turn right on Kachina Trail, left on Kona Trail pass fire station turn right on Nakai Trail.**Marketing Remark** Absolutely delightful Kachina Village home! This 3 bd, 1.75 bath, 960 sq. ft. home on a large lot has a brand new kitchen featuring butcher block countertops & plenty of cabinet space. Warm and welcoming with vaulted ceilings in the livingroom area & hardwood flooring throughout - which would make the perfect seasonal cabin or year round home. You'll appreciate the large fenced backyard as well as the covered deck, which is perfect to enjoy outdoor entertaining. If it's too hot outside, stay inside & keep cool with AC. Seller is a licensed Realtor in the state of Arizona.**Key Words**

Owner May Carry	No	Veg Density	Few
Year Built Range	1981-1990	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	601-1000
REO	No	Short Sale	No
Legal Description 1	Kachina Village No 15 Lot 62 Sec 19 20n-	Zoned	R-6000
Apprx SqFt	#960.00	Taxes	\$1447.82
Tax Year	2008	Possession	At COE
Owner May Sell	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	SPDS
Bedroom Features	MBr Main, MBr w/Bath	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings	Family Room	No
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Eat-In, Island, Garbage Disposal, Refrigerator, Electric Range, Microwave	Laundry Room	In Hallway, Washer/Dryer
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, Private Water Co., Private Sewer Co., Sump Pump, Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector, Central Air	View	Forest
Roads	Paved	Road Maintenance	County
Snow Removal	Cnty	Location	Rural, Winter Accessible
Foundation	Crawl Space, Stemwall	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Wood
Style	Single Level, Cabin	Exterior Amenities	Partial Fncd, Open Deck, Covered Deck, Dogs/Cats OK, Ponderosa, Other Trees
Ceiling	Vaulted/Cathedral	Flood Zone	D-Undetermined

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