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Client Detail Report

Listings as of 03/21/08 at 3:47pm

Active 03/21/08	Listing # 129873	6516 E Breckenridge Way Flagstaff, AZ 86004-7132	Listing Price: \$385,000
	County: Coconino	Cross St: Walnut Hills	



[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SEC - 355		
Beds	3	Approx Square Feet	1536
Baths	2	Price/Sq Ft	\$250.65
Year Built	1997	Lot Sq Ft (approx)	8590
APN	11727007	Lot Acres (approx)	0.197
DOM	0		

Directions South on Country Club, left on Old Walnut Canyon, Right on Walnut Hills, Left on Breckenridge. Fire place in backyard negotiable.

Marketing Remark Don't miss your chance to own a home in Walnut Meadows! This nice home features a split floor plan, great room, vaulted ceilings, AIR CONDITIONING, ceiling fans, skylights, lighted built-in plant shelves & Mt. Elden views through out. The open kitchen features pull out cabinet shelves, separate laundry room, under cabinets lights, lots of cabinet space, a flat surface electric range, tile floor and tile counter tops. All bedrooms have lighted closets with mirrored doors. The master suite features dual closets, his & her sinks, a bidet and a skylight to keep the bathroom bright. If you need storage or have large vehicles, there is plenty of room in the oversized garage. Outside enjoy the Mt. Elden & lake views, a covered patio and lots of Aspen trees.

Key Words

Owner May Carry	No	Veg Density	Meadows/Trees
Year Built Range	1991-2000	Garage Capacity	Two
Lot Size Range	0-.99 Acres	Square Ft Range	1501-1750
Legal	Walnut Meadows Lot 7.	HOA Fee	\$50.00 (per quarter)
Description 1		Taxes	\$1437.78
Apprx SqFt	#1536.00 (county)	Possession	At COE
Tax Year	2007	Exist	HOA Fee, SPDS, Plat Map
Owner May Sell	Cash, Conventional, FHA, VA	Finan/Fee/Doc	
Bedroom Features	MBr Main, MBr w/Bath, Split	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings, Great Room	Family Room	No
Dining Room	Yes	Dining Room Features	Kit/DR Combo, LR/DR Combo
Kitchen Features	Eat-In, Pantry, Dishwasher, Garbage Disposal, Refrigerator, Electric Range (Flat Top)	Laundry Room	Separate Room, Washer/Dryer (Negotiable With Good Offer)
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, City Water, City Sewer, Telephone, TV Cable
Interior Amenities	Ceiling Fan (Every Room), Smoke Detector, Central Air (Conditioning), Skylight (3)	View	Mountains (Mt, Elden), Lake, Panoramic
Garage	Attached (Oversized, with storage)	Roads	Paved
Road	City	Snow Removal	City
Maintenance Location	Cul-de-sac, Winter Accessible	Foundation	Slab
Construction	Wood/Frame	Exterior	Composite
Roof	Asphalt Shingle	Windows	Double Pane
Floor Covering	Wall to Wall Carpet, Ceramic Tile	Style	Single Level
Exterior Amenities	Satellite Dish, Partial Fncd, Covered Patio, Dogs/Cats OK, Other Trees	Ceiling	Vaulted/Cathedral

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6516 E. Breckenridge Way Features:

- Split floor plan
- A great room
- Vaulted ceilings
- Air Conditioning
- Ceiling fans in every room
- 3 skylights
- Lighted built-in plant shelves
- Mt. Elden views

Kitchen:

- Pull out cabinet shelves
- Separate laundry room
- Under cabinets lights
- Lots of cabinet space
- Flat surface electric range
- Tile floor
- Tile counter tops.

Bedrooms:

- Lighted closets with mirrored doors
- Archway leading to guest bedrooms

Master Suite:

- Dual closets with mirrored doors
- His & her sinks
- Bidet
- Skylight to keep the bathroom bright
- Tiled bathroom floor

Other Amenities:

- Oversized garage
- Covered patio
- Lots of Aspen trees

Nearby Amenities:

- Lake
- Grass Park
- Golf Course
- Driving Range
- Athletic club
- Baseball fields
- Parks
- Shopping/Mall