


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

Client Detail Report

Listings as of 10/15/09 at 10:19am

Active 10/14/09	Listing # 138383 County: Coconino	739 Polacca Tr Flagstaff, AZ 86001-9612 Cross St: Mesa Trail	Listing Price: \$139,900
		Prop Type Residential	Prop Subtype(s) Manufactured
		Region SR - 720	
		Beds 3	Approx Square Feet 1152 County
		Baths 2	Price/Sq Ft \$121.44
		Year Built 1979	Lot Sq Ft (approx) 9661
		APN 11624011C	Lot Acres (approx) 0.222
		DOM 1	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** I-17 South exit #333 Kachina Village. Turn right on Kachina Blvd., right on Kachina Trail, right on Mesa Trail and left on Polacca Trail.**Marketing Remark** Pull up to this home which has unique stucco exterior and you'll find an affordable manufactured home with many updates throughout on a LARGE lot(9,661 sq.ft. almost 1/4 acre)! This 3 bedrooms, 2 baths, 1152 sq. ft. home has an open floor plan with lots of natural lighting and the owner has added tons of extras. In addition to the new roof (2009), there is ceramic tile, newer carpet, and a wood burning stove to keep you warm in the winter. The kitchen has plenty of cabinet space and newer appliances, and the built in china cabinet in the dining room provides even more storage space. Add to the list updated ceiling fans in each room and newer light fixtures throughout - there isn't much more you could do! Seller will pay off paving assessment with acceptable purchase offer.**Key Words**

Owner May Carry	No	Veg Density	Few
Year Built Range	1971-1980	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	1001-1250
REO	No	Short Sale	No
Legal Description 1	Kachina Village No 6 Lot 739. Sec 19 20n	Zoned	MHP
Assmt \$	Paving	Apprx SqFt	#1152.00
Taxes	\$572.86	Tax Year	2009
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	Family Room	No
Dining Room	Yes	Dining Room Features	LR/DR Combo
Kitchen Features	Eat-In, Dishwasher, Garbage Disposal, Refrigerator, Electric Range, Microwave (white above oven)	Laundry Room	Separate Room, Washer/Dryer
# of Fireplaces	#1.0	Fireplace Type	Wood Stove
Heating	Forced Air Gas	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	Roads	Paved
Road Maintenance	County	Snow Removal	Cnty
Location	Rural, Winter Accessible	Foundation	Crawl Space, Stemwall
Construction	Wood/Frame	Exterior	Stucco
Roof	Asphalt Shingle (New roof 2009)	Windows	Single Pane, Double Pane
Floor Covering	Wall to Wall Carpet, Ceramic Tile	Style	Single Level, Double Wide
Exterior Amenities	Storage Shed, RV Parking, Dog Run, Partial FnCd, Open Deck, Dogs/Cats OK, Ponderosa	Ceiling	Standard
Flood Zone	D-Undetermined		

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