

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

Client Detail Report

Listings as of 06/23/09 at 2:58pm

Active 03/31/09	Listing # 135412	8353 Jupiter Ln Flagstaff, AZ 86004-1388	Listing Price: \$349,900
County: Coconino			

[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	ER - 535		
Beds	3	Approx Square Feet	1672 County
Baths	2	Price/Sq Ft	\$209.27
Year Built	1995	Lot Sq Ft (approx)	107593
APN	30118072	Lot Acres (approx)	2.470
DOM	84		

Listing Office Village Land Shoppe

Directions East on 89, to Silver Saddle Rd.; go to the end of SS & turn left onto Stardust; take the first right. There is no Jupiter road sign but there are several No Trespassing signs adorning the entry! Go until you see the VLS sign turn left.

Marketing Remark BEAUTIFUL PASSIVE SOLAR SUSTAINABLE HOME-- 3bd/2ba home is a green dream with 12 inch trombe walls on the south side, R47 ceilings & R25 1/2 walls which have translated into unbelievably low utility bills for the present owner. Saltillo tiles in the living room, dining room and kitchen plus Ponderosa pine ceilings and cabinets give a soft, warm and earthy appeal to the home. This is a beautiful home made by a master craftsman who took loving care in every aspect of its building up to the shingles hand-nailed, not stapled, onto the roof.

Key Words

Owner May Carry	Submit
Year Built Range	1991-2000
Lot Size Range	2 Acres +
Legal Description 1	Se4nw4se4sw4 Except Wly 4' Sec 24 22n-08
Builder	Craig Priest
Taxes	\$2339.78
Possession Exist	At COE SPDS
Finan/Fee/Doc Living Room	Yes
Family Room	No
Dining Room Features	LR/DR Combo
Laundry Room	Separate Room
Fireplace Type	Wood Stove (Vermont Casting wood stove)
# of Furnaces	#1.0
Utilities Installed	Electric, Propane, Private Water Co., Septic, Telephone, TV Cable
View Roads	S.F. Peaks, Mountains, Forest Cindered
Snow Removal Foundation	Private Crawl Space (North side of the house), Slab (South side of the house), Stemwall
Exterior Windows	Stucco Double Pane
Style	Single Level
Ceiling	Vaulted/Cathedral

Veg Density Meadows/Trees

Garage Capacity	Two
Square Ft Range Zoned	1501-1750 Agr. Res.

Apprx SqFt	#1672.00
Tax Year	2008
Owner May Sell Bedroom Features	Cash, Conventional MBr Main, MBr w/Bath
Living Room Features	Cath/Vltd Ceilings
Dining Room Kitchen Features	Yes Island, Pantry, Breakfast Bar, Gas Range, Microwave
# of Fireplaces Heating Water Heater	#1.0 Forced Air Gas, Solar, Propane Propane
Interior Amenities Garage Road	Ceiling Fan, Smoke Detector, Skylight Attached Private
Maintenance Location Construction	Rural, Winter Accessible Wood/Frame, Masonry
Roof Floor Covering	Asphalt Shingle (5/8) Wall to Wall Carpet (bedrooms), Ceramic Tile (bathrooms), Other (Saltillo tile-- living, dining & kitchen)
Exterior Amenities Flood Zone	RV Parking, Landscaped, Satellite Dish, Dog Run, Partial Fncd, Open Patio, Open Deck, Horses OK, Farm Animals OK, Dogs/Cats OK, Ponderosa (baby ones planted by owner), Juniper/Pinon (baby trees planted by owner), Other Trees (Chinese elm, aspen, locust) C-Minimal

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