

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

Client Detail Report

Listings as of 06/16/09 at 2:31pm

Active 06/16/09	Listing # 136709 County: Coconino	870 Homestead Rd Flagstaff, AZ 86001-9701	Listing Price: \$410,000
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[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SR - 799		
Beds	3	Approx Square Feet	1691 County
Baths	2.50	Price/Sq Ft	\$242.46
Year Built	2008	Lot Sq Ft (approx)	105415
APN	11513007F	Lot Acres (approx)	2.420
DOM	0		

Listing Office Village Land Shoppe

Marketing Remark Incredible self sufficient living on 2.42 acres! This Coconino County Sustainable Building Award recipient was designed by architect Tom Moon. This home is filled with custom design accents and features. Enjoy the vantage point from the upper catwalk or cozy up on built in benches overlooking the pond and meadow. The home is completely powered by a PV (photovoltaic) solar system with back up generator - you'll never be without power! A rain harvest/catchment system supplies and filters water. The combination of radiant infloor heating with a whole house, HEPA filter ventilation system creates an environment of excellent indoor air quality.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	New Construction	Garage Capacity	None
Lot Size Range	2 Acres +	Square Ft Range	1501-1750
Legal Description 1	Ely 165.63ft Ne4sw4nw4;Exc Sly 25ft For	Builder	Richmann Construction and Design
HOA Fee	\$250.00 (Voluntary)	Apprx SqFt	#1691.00 (Appraiser)
Taxes	\$1088.22	Tax Year	2008
Possession	At COE	Owner May Sell	Cash, Conventional
Exist	HOA Fee (\$250 yearly, voluntary), SPDS, Plat	Bedroom	MBr Upper, MBr w/Bath, Jetted Tub
Finan/Fee/Doc	Map	Features	
Living Room	Yes	Living Room	Cath/Vltd Ceilings
		Features	
Dining Room	Yes	Dining Room	Kit/DR Combo
		Features	
Kitchen	Pantry, Gas Range, Microwave	Laundry Room	Separate Room
Features			
# of Fireplaces	#1.0	Fireplace Type	Gas Log (Yotel custom stove)
Heating	Radiant, Hydronic	Water Heater	Propane
Utilities Installed	Propane, Alternative System, Cistern/Tank (2500 gallon), Generator, Telephone	Interior	Ceiling Fan, Smoke Detector, Other (Whole house ventilation system)
View	Panoramic, Forest	Amenities	
Road	Private	Roads	Dirt
Maintenance		Snow Removal	Private
Location	Rural, Borders Undev Land, Winter Accessible	Foundation	Walk-Out Basement (Only accessible from outside), Stemwall
Construction	Other (SIPS (Structural Insulated Panels))	Roof	Metal
Windows	Double Pane	Floor Covering	Wall to Wall Carpet, Ceramic Tile, Laminate
Style	Multi Level	Exterior	Satellite Dish, Open Deck, Covered Deck,
		Amenities	Horses OK, Farm Animals OK, Dogs/Cats OK, Ponderosa
Ceiling	Vaulted/Cathedral		

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