


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

Client Detail Report

Listings as of 03/26/10 at 5:40pm

Active 03/25/10	Listing # 140049	1141 W University Dr S Flagstaff, AZ 86001	Listing Price: \$425,000
County: Coconino			
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SWC - 255	
	Beds	4	Approx Square Feet 3191 County
	Baths	2.50	Price/Sq Ft \$133.19
	Year Built	1975	Lot Sq Ft (approx) 11466
	APN	11212037	Lot Acres (approx) 0.263
	DOM	1	

[See Additional Pictures](#) [See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** Take 89A S toward Sedona to the 2nd University Heights entrance, house is on the left and you must go past it to the next meridian and make a u-turn to get back to the house.**Marketing Remark** ONE BIG BEAUTIFUL HOUSE! Extensively remodeled so you CAN have it all--the space and multiple built-ins of an older home and the amenities of a new home. Improvements since 2005 include: remodeled kitchen with 1 1/2 oak flooring, Silestone countertops, new cupboards, new appliances including a Jenn-Aire stove; stainmaster carpeting installed in 2007, also a new roof in 2007; new furnace, new exterior paint, and new hot water heater in 2008! Upstairs has one bedroom, 1 1/2 baths, a living room with fireplace, kitchen and formal dining room-- and downstairs has three (possibly four) bedrooms and a bath plus a huge family room with kitchenette and a fireplace. With 3191 square feet this home could house two families!**Key Words**

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1971-1980	Garage Capacity	Two
Lot Size Range	0-.99 Acres	Square Ft Range	3001-3500
REO	No	Short Sale	No
Legal Description 1	University Heights Subdivision, lot 128	Zoned	RE
Taxes	\$2227.00	Tax Year	2008
Possession	At COE	Owner May Sell	Cash, Conventional
Exist Finan/Fee/Doc	SPDS, Lead Base Disc.	Bedroom Features	MBr Upper, MBr Main
Living Room	Yes	Family Room	Yes
Family Room Features	Wet Bar	Dining Room	Yes
Dining Room Features	Formal	Kitchen Features	Eat-In, Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Electric Range, Double Oven, Microwave
Laundry Room	Separate Room	Other Rooms	Hobby/Studio, Guest Suite, Other (in-law quarters)
# of Fireplaces	#2.0	Fireplace Type	Gas Log
Heating	Forced Air Gas (new furnace in 2008)	# of Furnaces	#1.0
Water Heater	Natural Gas (new water heater in 2008)	Utilities Installed	Electric, Natural Gas, City Water, City Sewer, Telephone, TV Cable
Interior Amenities	Smoke Detector	Garage	Attached, Garage Door Opener
Roads	Paved	Road Maintenance	City
Snow Removal	City	Location	Winter Accessible
Foundation	Walk-Out Basement, Slab	Construction	Wood/Frame, Masonry
Exterior	Brick, Wood Siding	Roof	Asphalt Shingle
Windows	Single Pane, Double Pane	Floor Covering	Wood, Wall to Wall Carpet, Ceramic Tile
Style	Multi Level	Exterior Amenities	RV Parking, Landscaped, Partial Fncd, Open Patio, Open Deck, Covered Deck, Ponderosa
Ceiling	Standard	Flood Zone	C-Minimal

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