

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

Client Detail Report

Listings as of 02/01/10 at 12:40pm

Active 02/01/10	Listing # 139329 County: Coconino	1263 W Holmes Ave Flagstaff, AZ 86001-8834	Listing Price: \$214,900
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[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SWC - 270		
Beds	3	Approx Square Feet	1201 Appraiser
Baths	1.75	Price/Sq Ft	\$178.93
Year Built	1983	Lot Sq Ft (approx)	13068
APN	11211014A	Lot Acres (approx)	0.300
DOM	0		

Listing Office Village Land Shoppe**Directions** 89-A, West on Mountain Dell Rd, right on Sinclair, right onto Holmes, home is on the right.

Marketing Remark Charming home provides a rare opportunity in Mountain Dell! Are you a first time buyer? Delightful & AFFORDABLE home is the perfect opportunity to take advantage of the \$8000 tax credit - 3 bedrooms, 1 3/4 bath, 1201 sq. ft. and situated on a large 13,068 sq.ft. lot(with new fencing) giving you extra room, country-style living close to Trail Systems & Forest Service land, yet just minutes from city amenities. Home has been updated throughout and has a BRAND NEW alternative septic system! Affordable & move-in ready - all that's missing is you. Don't wait - first time/move-up buyer tax credit expires April 30, 2010; call for your private showing today.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1981-1990 (1983)	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	1001-1250 (1201)
REO	No	Short Sale	No
Legal Description 1	Mt Dell Subdiv N80ft Lot 10	Lot Dimensions	AR1
Assmt \$	n/a	Apprx SqFt	#1201.00
Taxes	\$472.16	Tax Year	2008
Possession	At COE	Owner May Sell	Cash, Conventional, FHA
Exist Finan/Fee/Doc	SPDS, Plat Map, Other (square footage sketch)	Bedroom Features	MBr Main, MBr w/Bath, Split
Living Room	No	Family Room	Yes
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Eat-In, Dishwasher, Garbage Disposal, Refrigerator (white fridge conveys, stainless doesn't), Gas Range	Laundry Room	In Hallway
Other Rooms	Other (Mud Room)	# of Fireplaces	#1.0
Fireplace Type	Wood Stove (to be re-installed at COE)	Heating	Wall Unit
Water Heater	Natural Gas	Utilities Installed	Electric, Natural Gas, Private Water Co. (Mountain Dell), Alternative System (BRAND NEW!!), Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	View	Panoramic, Forest
Roads	Dirt	Road Maintenance	County
Snow Removal	Cnty	Location	Winter Accessible
Foundation	Crawl Space	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Wall to Wall Carpet, Ceramic Tile, Laminate
Style	Single Level	Exterior Amenities	Storage Shed, Partial Fncd, Covered Patio, Open Deck, Other Trees (Aspens)
Ceiling	Standard	Flood Zone	A-100 Yr

Featured properties may not be listed by the office/agent presenting this brochure.

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