


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

## Client Detail Report

Listings as of 11/15/10 at 2:34pm

<b>Active 05/27/10</b>	<b>Listing # 141150</b> <b>County: Coconino</b>	<b>13 Lohali (aka 2181 Lohali Trail) Tr Flagstaff, AZ 86001-9626 Listing Price: \$139,900</b> <b>Cross St: Tovar Trail</b>
	<b>Prop Type</b>	Residential
	<b>Region</b>	SR - 720
	<b>Beds</b>	3
	<b>Baths</b>	2
	<b>Year Built</b>	1999
	<b>APN</b>	11632013
	<b>DOM</b>	172
	<b>Prop Subtype(s)</b>	Manufactured
	<b>Approx Square Feet</b>	1680
	<b>Price/Sq Ft</b>	\$83.27
	<b>Lot Sq Ft (approx)</b>	7200
	<b>Lot Acres (approx)</b>	0.165

[See Additional Pictures](#)[See Virtual Tour](#)

Listing Office Village Land Shoppe

**Directions** I-17, exit 333, west to frontage road (so right on Tovar Trail), left on Lohali Trail**Marketing Remark** This 3 bedroom, 2 bath, 1680 sq.ft. home in Kachina Village has been kept up nicely and offers home ownership at an affordable price. Interior boasts vaulted ceilings, a split floor plan with walk-in closets and has been freshly painted. Outside you'll find a great deck to enjoy your private yard - which is completely fenced in. FHA buyer? Don't hesitate - seller is willing to negotiate a FHA retro-fit foundation system with acceptable offer.**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Mixed	<b>Year Built Range</b>	1991-2000
<b>Garage Capacity</b>	None	<b>Terrain</b>	Level
<b>Legal Description 1</b>	Kachina Village #14 Lot 13 99 Clayton 28	<b>Zoned</b>	MHP
<b>Lot Dimensions</b>	72X100	<b>Builder</b>	Clayton
<b>Assmt \$</b>	Paving Paid	<b>Apprx SqFt</b>	#1680.00
<b>Taxes</b>	\$652.84	<b>Tax Year</b>	2009
<b>Transaction Subtype</b>	None	<b>Possession</b>	At COE
<b>Sellers Option</b>	Cash, Conventional, FHA, VA	<b>Exist Finan/Fee/Doc</b>	SPDS, Plat Map, CC&R's
<b>Master Bdrm Features</b>	MBR Main, Separate Shower, Separate Tub	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings, Great Room	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator (Included), Gas Range	<b>Laundry Room</b>	Separate Room, Washer/Dryer (Included)
<b>Heating</b>	Forced Air Gas	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, Private Water Co. (Public, County, KVID), Private Sewer Co. (Public, County, KVID), Broadband Paved, Winter Access	<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Window A/C Unit (Window Unit)
<b>Roads</b>		<b>Road Maintenance</b>	County
<b>Snow Removal</b>	County	<b>Location</b>	Rural
<b>Foundation</b>	Crawl Space	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl
<b>Style</b>	Single Level, Double Wide	<b>Exterior Amenities</b>	RV Parking, Partial Fncd, Perimeter Fncd, Open Deck, Dogs/Cats OK, Ponderosa
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	C-Minimal

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

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U.S. Patent 6,910,045

