


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

Client Detail Report

Listings as of 10/22/10 at 9:28am

Active 02/27/09	Listing # 134978 County: Coconino	1508 W Lower Coconino Ave Flagstaff, AZ 86001 Cross St: Coconino Ave	Listing Price: \$169,900
	Prop Type	Land	Prop Subtype(s) Residential
	Region	NWC - 145	
	APN	11204017	Price/Acre \$226,533.33
	DOM	602	Lot Sq Ft (approx) 32670
			Lot Acres (approx) 0.750

[See Additional Pictures](#)**Listing Office** Village Land Shoppe

Directions From South Milton traveling North or traveling West on Route 66 go west on to Santa Fe, left on Coconino, Left on Lower Coconino, on the right (2 signs on property).

Marketing Remark Located on the south side of Mars Hill just west of downtown Flagstaff, this 3/4 acre lot offers it all: Views: 200 degree views to the west, south, and east, including views of mountains, forest, and historic downtown Flagstaff and the famous Monte Vista sign. Elevation: at 7100 feet, the lot is 150 feet above the BNSF railway below, where you can watch trains snake from east to west throughout the day. Exposure: Incredible solar exposure, perfect for solar PV and solar thermal for a warm cozy home in the winter. Open space: ~10 acres of open space to north/east, 29.14 acres to the south and 29.14 acres to the west gives the feeling of having the mountain to yourself. Access: trail access across lot to BNSF gives access to Williams and Historic Flag - Fox Canyon is just ~100 feet to the west, complete with waterfalls during rainstorms. This is one of the best lots in Flagstaff, bar none. Water, electric, sewer, gas, cable, telephone to lot line!

Key Words

Acreage	0 - .9 acres	Terms	Cash
Water Available	City Water Co.	Vegetation	Tall Pine
Vegetation Density	Heavily Treed	Terrain	Sloped
Flood Zone	Undetermined by FEMA	Trade/Exchange	Submit
REO	No	Short Sale	No
Legal Description 1	Flagstaff Mesa Subdiv Lot 3.	Best Potential	Single Family Home
Corners Marked	Yes	Taxes	1294.16
Tax Year	2008.0	HOA Fee	\$200.00 ((Annual))
Features		Existing Finance/Fee	HOA Fee
Seller's Options	Cash	Water Available	City
Documents On File	Aerial Photo, SPDS	Sewer	City
On Site Utilities	Electricity, Natural Gas, Telephone, Cable	Possession	At Closing
Deed Restrict	Home Only	Lot Improvements	Curbs, Gutters
Location	Corner, Cul-de-sac, Hillside, Borders Undev Land	Road Surface	Black Top
Road Access	City, Private	Fencing	None
Out Buildings	None	Views	Mountains, Panoramic, Forest
Sign on Property	Yes		

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

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U.S. Patent 6,910,045



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