


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

## Client Detail Report

Listings as of 04/19/10 at 10:43am

<b>Active 11/05/09</b>	<b>Listing # 138645</b>	<b>177 Fox Ovi Flagstaff, AZ 86001-9568</b>	<b>Listing Price: \$180,000</b>
	<b>County: Coconino</b>	<b>Cross St: Toho Trail</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	SR - 720	
	<b>Beds</b>	2	
	<b>Baths</b>	1.50	<b>Price/Sq Ft</b> \$
	<b>Year Built</b>	1984	<b>Lot Sq Ft (approx)</b> 10847
	<b>APN</b>	11618017	<b>Lot Acres (approx)</b> 0.249
	<b>DOM</b>	165	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** South on I-17 exit 333, right on Kachina Blvd. left on Kachina Trail, Left on Toho Trail, right on Fox Ovi.

**Marketing Remark** Delightful log cabin on a large lot in Kachina Village offers the perfect opportunity for first time buyers or a vacation home. This 2 bedroom, 1.5 bath 796 sq. ft. home with a metal roof is tucked in a cul-de-sac on a large lot (leaving plenty of room to add a garage or additional living space). In this rustic cozy cabin you'll find wood floors and gorgeous T&G vaulted ceilings and the great room provides an open, spacious feeling. Step out onto the back deck where the jacuzzi is waiting for you to enjoy. A true gem at an affordable price, you won't be disappointed.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1981-1990	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	601-1000
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Kachina Village Lot 177	<b>Zoned</b>	RS-6000
<b>Apprx SqFt</b>	#796.00	<b>Taxes</b>	\$1471.06
<b>Tax Year</b>	2009	<b>Possession</b>	At COE, Subject To Tenancy (Tenants are on month to month)
<b>Owner May Sell</b>	Cash, Conventional, FHA, VA	<b>Exist Finan/Fee/Doc</b>	SPDS
<b>Bedroom Features</b>	MBr w/Bath	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings	<b>Family Room</b>	No
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Refrigerator, Electric Range, Microwave	<b>Laundry Room</b>	Washer/Dryer
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Wood Stove
<b>Heating</b>	Forced Air Electric	<b># of Furnaces</b>	#1.0
<b>Water Heater</b>	Electric	<b>Utilities Installed</b>	Electric, Private Water Co., Private Sewer Co., Telephone, TV Cable
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Skylight	<b>View</b>	Forest
<b>Roads</b>	Paved (Assessment not paid)	<b>Road Maintenance</b>	County
<b>Snow Removal</b>	Cnty	<b>Location</b>	Cul-de-sac, Rural, Winter Accessible
<b>Foundation</b>	Crawl Space	<b>Construction</b>	Log
<b>Exterior</b>	Log Sided	<b>Roof</b>	Metal
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Wood, Wall to Wall Carpet
<b>Style</b>	Cabin	<b>Exterior Amenities</b>	Jac/Spa/Hot Tub, Storage Shed, RV Parking, Partial Fncd, Open Deck, Covered Deck, Dogs/Cats OK, Ponderosa C-Minimal
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	

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

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