


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

## Client Detail Report

Listings as of 06/22/10 at 1:37pm

<b>Active 04/01/10</b>	<b>Listing # 140182</b>	<b>201 Deer Ovi Flagstaff, AZ 86001</b>	<b>Listing Price: \$215,000</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>	3	<b>Approx Square Feet</b> 960 Owner
	<b>Baths</b>	1	<b>Price/Sq Ft</b> \$223.96
	<b>Year Built</b>	1978	<b>Lot Sq Ft (approx)</b> 12368
	<b>APN</b>	11618041	<b>Lot Acres (approx)</b> 0.284
	<b>DOM</b>	82	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 south exit 333 right on Kachina Blvd, right on Kachina Trail, left on Pinon Trail, left on Tonalea, right on Toho Trail, left on Deer Ovi.

**Marketing Remark** Welcome to your cabin in the pines! This delightful home is the epitome of charm. Tucked in a cul-de-sac on a .25 acre lot in Kachina Village, this home features hardwood floors, high ceilings, lots of windows with gorgeous wood trim and sky lights providing plenty of natural light. The gas log stove (which is set among a lovely stone layout) keeps the entire home nice and toasty during the winter. In the backyard you'll find a gazebo allowing you to enjoy the beautiful views which surround this home, and with Forest Service land close by you'll have plenty of privacy. This darling 3 bed, 1 bath 960 sq. ft. home offers the complete package, as there is even a detached one car garage. You will not be disappointed with this one!

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1971-1980	<b>Garage Capacity</b>	One
<b>Square Ft Range</b>	601-1000	<b>REO</b>	No
<b>Short Sale</b>	No	<b>Legal Description 1</b>	Kachina Village Lot 201
<b>Assmt \$</b>	\$3, 022 Paving Due	<b>Apprx SqFt</b>	#960.00
<b>Taxes</b>	\$1412.00	<b>Tax Year</b>	2009
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash, Conventional, FHA, VA
<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.	<b>Bedroom Features</b>	MBr Main
<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>	Garbage Disposal, Refrigerator, Gas Range
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Gas Fireplace
<b>Heating</b>	Wall Unit	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable	<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Skylight
<b>View</b>	Forest	<b>Garage</b>	Detached
<b>Roads</b>	Paved, Winter Access	<b>Road Maintenance</b>	County
<b>Snow Removal</b>	County	<b>Location</b>	Cul-de-sac, Rural (Close to Forest Service Access)
<b>Foundation</b>	Crawl Space	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Single Pane, Double Pane	<b>Floor Covering</b>	Wood, Wall to Wall Carpet, Vinyl
<b>Style</b>	Single Level, Cabin	<b>Exterior Amenities</b>	Workshop (In Garage), RV Parking, Partial Fncd, Covered Deck, Dogs/Cats OK, Ponderosa
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	D-Undetermined

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

All information herein has not been verified and is not guaranteed.

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