


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

## Client Detail Report

Listings as of 06/19/10 at 1:54pm

<b>Active 05/24/10</b>	<b>Listing # 141070</b>	<b>2231 E C O Bar Tr Flagstaff, AZ 86001</b>	<b>Listing Price: \$249,900</b>
	<b>County: Coconino</b>	<b>Cross St: Lake Mary Road</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	SWC - 215	
	<b>Beds</b>	3	<b>Approx Square Feet</b> 1395 Other
	<b>Baths</b>	1	<b>Price/Sq Ft</b> \$179.14
	<b>Year Built</b>	1973	<b>Lot Sq Ft (approx)</b> 44867
	<b>APN</b>	11505007	<b>Lot Acres (approx)</b> 1.030
	<b>DOM</b>	26	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** Lake Mary Road left on J Diamond Rd. left on CO Bar Trail. House at end of street on left.Call

**Marketing Remark** Fantastic opportunity for horse property within city limits! A rare find offering a 1395 sq. ft. home on 1.03 acres (which backs up to National Forest) with a trail right outside your door. Delightful home has a bright & open split floor plan with nice finishing touches such as wood trim around the windows, built-in linen storage in the bathroom and a huge walk in closet in the master bedroom. On top of all that you'll find a wonderful sun room off the back of the house which provides additional square footage and features ceramic tile and an built in roll down shade allowing for year round use.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Lightly Treed
<b>Year Built Range</b>	1971-1980	<b>Garage Capacity</b>	None
<b>Square Ft Range</b>	1251-1500	<b>REO</b>	No
<b>Short Sale</b>	No	<b>Legal Description 1</b>	Frontier Homesites Tr 3 Owner:michael &
<b>Apprx SqFt</b>	#1395.00	<b>Taxes</b>	\$959.68
<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>Family Room</b>	No	<b>Dining Room</b>	Yes
<b>Dining Room Features</b>	LR/DR Combo	<b>Kitchen Features</b>	Dishwasher, Garbage Disposal, Refrigerator, Gas Range
<b>Laundry Room</b>	Separate Room (3rd bedroom/office)	<b>Other Rooms</b>	Bonus Room (Sun Room additional sq.ft. not added), Converted Garage (3rd bedroom/office)
<b>Heating</b>	Forced Air Gas, Wall Unit (only in 3rd Bedroom/office)	<b># of Furnaces</b>	#1.0
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electricity, Natural Gas, City Water, Septic, Telephone, TV Cable
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Other (CO2)	<b>View</b>	Forest
<b>Roads</b>	Cindered	<b>Road Maintenance</b>	City
<b>Snow Removal</b>	City	<b>Location</b>	Cul-de-sac, Rural, Borders F.S.
<b>Foundation</b>	Crawl Space, Stemwall	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane, Wood Frame	<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile
<b>Style</b>	Single Level	<b>Exterior Amenities</b>	Storage Shed, Workshop, RV Parking, Partial Fncd, Horses OK, Farm Animals OK, Dogs/Cats OK, Ponderosa, Other Trees
<b>Ceiling</b>	Standard	<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.

Copyright ©2010 Rapattoni Corporation. All rights reserved.

