


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

## Client Detail Report

Listings as of 04/26/10 at 10:34am

<b>Active 04/24/10</b>	<b>Listing # 140536</b> <b>County: Coconino</b>	<b>316 Toho Flagstaff, AZ 86001-9501</b> <b>Cross St: Pinon</b>	<b>Listing Price: \$249,000</b>
		<b>Prop Type</b> Residential	<b>Prop Subtype(s)</b> Mobile
		<b>Region</b> SR - 720	
		<b>Beds</b> 4	<b>Approx Square Feet</b> 1950 Owner
		<b>Baths</b> 1.75	<b>Price/Sq Ft</b> \$127.69
		<b>Year Built</b> 1973	<b>Lot Sq Ft (approx)</b> 10350
		<b>APN</b> 11619028	<b>Lot Acres (approx)</b> 0.238
		<b>DOM</b> 2	

[See Additional Pictures](#) [See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** Take I-17 to Kachina exit (#333) turn West onto Kachina Blvd. Turn right onto Kachina Trail, follow to Pinon and turn left. Take Pinon down to Toho Trail and turn left - house is on right side.**Marketing Remark** Extensively remodeled and like new so you can move in without having to do a thing! These sellers have done all the work - all that's missing is you. There is plenty of room for everyone and lots to appreciate. This 4 bed. (one of which has it's own entrance), 1 3/4 baths, 1950 sq. ft. home with a 2 car garage on almost a 1/4 acre features a beautiful covered front porch, new carpet & paint, new bathroom fixtures, a gas stove and a rear deck that is the perfect spot to BBQ & enjoy Flagstaff's beautiful weather. Even the furnishings are negotiable so you can literally move right in! Prime opportunity for a vacation home, rental, primary residence - whatever you're shopping for. This is one you must see to fully appreciate.**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>	Two (new garage door in '08)
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1751-2000 (1950)
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Kachina Village #5 Lot 316 1973 Granada	<b>Legal Description 2</b>	4x64 CCS814U*X1953/921
<b>Zoned</b>	RS-10000	<b>Assmt \$</b>	paving assmt. paid in full
<b>Taxes</b>	\$959.00	<b>Tax Year</b>	2009
<b>Possession</b>	At COE	<b>Owner May Sell</b>	Cash, Conventional (call listing agent for lender info)
<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.	<b>Bedroom Features</b>	MBr Main, MBr w/Bath
<b>Living Room</b>	Yes	<b>Dining Room</b>	Yes
<b>Dining Room Features</b>	LR/DR Combo	<b>Kitchen Features</b>	Eat-In, Dishwasher, Garbage Disposal, Trash Compactor, Refrigerator, Electric Range, Microwave
<b>Laundry Room</b>	Separate Room (in closet of bedroom)	<b>Other Rooms</b>	Study/Den/Library
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Gas Log
<b>Heating</b>	Forced Air Gas	<b># of Furnaces</b>	#1.0
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co., Private Sewer Co.
<b>Interior Amenities</b>	Ceiling Fan ((Three))	<b>View</b>	S.F. Peaks, Forest
<b>Garage</b>	Attached	<b>Roads</b>	Paved
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	Cnty
<b>Location</b>	Winter Accessible	<b>Foundation</b>	Crawl Space, Stemwall
<b>Construction</b>	Wood/Frame, Other	<b>Exterior</b>	Wood Siding
<b>Roof</b>	Metal	<b>Windows</b>	Single Pane (one), Double Pane
<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile, Vinyl	<b>Style</b>	Single Level, Double Wide
<b>Exterior Amenities</b>	Partial Fncd, Covered Patio, Open Deck, Dogs/Cats OK, Ponderosa	<b>Ceiling</b>	Standard
<b>Flood Zone</b>	D-Undetermined		

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

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