


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

Client Detail Report

Listings as of 09/13/10 at 1:14pm

Active 02/23/10	Listing # 139593	32 Leupp Rd Flagstaff, AZ 86004-8512	Listing Price: \$52,000
	County: Coconino	Cross St: Townsend Winona	
	Prop Type	Residential	Prop Subtype(s) Manufactured
	Region	ER - 586	
	Beds	2	Approx Square Feet 840 Owner
	Baths	1	Price/Sq Ft \$61.90
	Year Built	1981	Lot Sq Ft (approx) 871200
	APN	30347045A	Lot Acres (approx) 20.000
	DOM	181	

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions Townsend Winona to Leupp Road. Turn right at Reservation line (pass mile marker #443 and 0.4 miles). See attached map for additional directions.

Marketing Remark Off grid single wide manufactured home on 20 acres. Two 75 watt solar panels, wind turbine, 2400 watt inverter and a 1100 gallon cistern. Great peak views and desert views. 2 bd, 1 ba, 840 sq. ft., built in 1981 and owner may carry. Additional 10 acre parcel also available and is adjacent to the south of the home. Check out MLS #139602 list price \$19,900.

Key Words

Owner May Carry	Yes	Veg Density	None
Vegetation	Juniper/Pinon	Year Built Range	1981-1990
Garage Capacity	None	Terrain	Sloped
Legal Description 1	W2sw4nw4 Sec 17 22n-11e. 81 Carefree 14x	Zoned	G-10
Lot Dimensions	1320X660	Apprx SqFt	#840.00
Taxes	\$261.94	Tax Year	2009
Transaction Subtype	None	Possession	At COE
Sellers Option	Cash, OMC 1st, Submit	Exist Finan/Fee/Doc	SPDS
Master Bdrm Features	MBr Main	Living Room	Yes
Family Room	No	Living Room	Yes
Dining Room Features	Kit/DR Combo	Kitchen Features	Eat-In, Gas Range
Laundry Room	In Hallway	Heating	Wall Unit, Propane
# of Water Heaters	#1	Water Heater	Propane
Utilities Installed	Propane, Cistern/Tank, Pvt. Wtr Delivery Av, Wtr Haul Available, Wind Turbine, Solar	Interior Amenities	Smoke Detector
Views	S.F. Peaks, Panoramic	Roads	Dirt, Winter Access
Location	Rural, Borders State Land, Borders Undev Land	Foundation	Crawl Space
Construction	Wood/Frame	Exterior	Vinyl Siding
Roof	Metal	Windows	Single Pane
Floor Covering	Wall to Wall Carpet, Vinyl	Style	Single Wide
Exterior Amenities	Storage Shed, RV Parking, Corrals, Open Patio, Open Deck, Horses OK, Farm Animals OK, Dogs/Cats OK, Juniper/Pinon	Ceiling	Standard
Flood Zone	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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U.S. Patent 6,910,045

