

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

## Client Detail Report

Listings as of 05/06/09 at 3:17pm

<b>Active 05/06/09</b>	<b>Listing # 136030</b> <b>County: Coconino</b>	<b>36 Leupp Rd Flagstaff, AZ 86004-8512</b>	<b>Listing Price: \$195,000</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	Other - 10	<b>Approx Square Feet</b>	1300 Owner
<b>Beds</b>	1	<b>Price/Sq Ft</b>	\$150.00
<b>Baths</b>	1	<b>Lot Sq Ft (approx)</b>	871200
<b>Year Built</b>	1995	<b>Lot Acres (approx)</b>	20.000
<b>APN</b>	30317017A		
<b>DOM</b>	0		

**Listing Office** Village Land Shoppe

**Directions** Call office for directions or see attached to listing. Townsend Winona to Leupp Road.

**Marketing Remark** Sustainable living at it's best! Incredible green" home on 20 acres in Alpine Ranches features passive solar heating, solar power and water collection. This Earthship" was featured in Northern Arizona's Mountain Living Magazine and was honored with the Sustainable Builder's award in 2004. Built to be environmentally conscious by using rammed tires, straw bales, other recycled materials including glass bottles and aluminum cans and has 2 indoor self-watering gardens. One bedroom, one bathroom home has approximately 1,300 sq. ft. with additional 450 sq. ft. straw bale studio.
**Key Words**

<b>Owner May Carry</b>	Submit	<b>Veg Density</b>	Few
<b>Year Built Range</b>	1991-2000	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	10 Acres +	<b>Square Ft Range</b>	2001-2500
<b>Legal</b>	W2sw4nw4 Sec 19 22n-11e.	<b>Zoned</b>	G-10
<b>Description 1</b>		<b>Apprx SqFt</b>	#1655.00 (Home plus Studio/Storage area)
<b>Builder</b>	Charles Laurel ( M. Reynolds design)	<b>Tax Year</b>	2008
<b>Taxes</b>	\$675.00	<b>Owner May Sell</b>	Cash, OMC 1st, Submit
<b>Possession</b>	At COE	<b>Bedroom</b>	MBr Main
<b>Exist</b>	Land Discl Affidavit, SPDS	<b>Features</b>	
<b>Finan/Fee/Doc</b>		<b>Living Room</b>	Cath/Vltd Ceilings
<b>Living Room</b>	Yes	<b>Features</b>	
<b>Dining Room</b>	Yes	<b>Dining Room</b>	LR/DR Combo
<b>Kitchen</b>	Walkin Pantry, Refrigerator, Gas Range	<b>Features</b>	
<b>Features</b>		<b>Other Rooms</b>	Other (450 sq.ft. Studio/Storage area)
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Wood Stove
<b>Heating</b>	Solar	<b>Water Heater</b>	Other (Solar)
<b>Utilities Installed</b>	Propane, Cistern/Tank, Pvt. Wtr Delivery Av	<b>Interior</b>	Skylight
<b>View</b>	S.F. Peaks, Panoramic	<b>Amenities</b>	
<b>Location</b>	Rural, Borders St.LD, Winter Accessible	<b>Roads</b>	Dirt
<b>Construction</b>	Wood/Frame, Other (Tires & Straw Bale)	<b>Foundation</b>	Slab
<b>Roof</b>	Metal	<b>Exterior</b>	Stucco
<b>Floor Covering</b>	Other (Flagstone & Stained Concrete)	<b>Windows</b>	Double Pane
<b>Exterior</b>	Storage Shed, RV Parking, Open Patio, Covered	<b>Style</b>	Single Level
<b>Amenities</b>	Patio, Horses OK, Dogs/Cats OK, Juniper/Pinon	<b>Ceiling</b>	Vaulted/Cathedral
<b>Flood Zone</b>	D-Undetermined		

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When looking for sustainable living, it doesn't get much better than this beautiful earthship on 20 acres in Alpine Ranches. This home has been carefully and consciously constructed with mostly local, natural and recycled materials. With the main living structure built using 900 used tires (packed with dirt and used for the footings and load-bearing walls) the home is not only a unique creation, it also provided an alternative use for materials that otherwise would've ended up in a landfill. A second studio added to the property is straw bale construction. Combining many available technologies for sustainable building and living, this home offers the following:

- Passive solar heating
- 400-watt photo voltaic solar system
- Power inverter
- 4 storage batteries
- Passive solar water heater
- Roof rainwater harvesting collects water which passes through a three-level filtration system (with a separate fourth system that feeds drinking water faucets)
- Grey water Filtration System waters two indoor planters
- Recycled glass bottles and aluminum cans used throughout
- Hand made recycled cabinets
- Flagstone interior and patio floors
- Rammed tire, straw bale and adobe construction
- Low VOC paint
- Straw bale shed with aluminum can and glass bottle ceiling