


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

## Client Detail Report

Listings as of 07/27/10 at 11:29am

<b>Active 06/09/10</b>	<b>Listing # 141376</b>	<b>393 S Oraibi Ovi Flagstaff, AZ 86001-9665</b>	<b>Listing Price: \$175,000</b>
	<b>County: Coconino</b>	<b>Cross St: Pinon</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> 1376 County
	<b>Baths</b>	2	<b>Price/Sq Ft</b> \$127.18
	<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b> 7667
	<b>APN</b>	11623036	<b>Lot Acres (approx)</b> 0.176
	<b>DOM</b>	48	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 to exit #333 into Kachina (West), pass gas station, R onto Kachina Trail, L on Pinon, R on North Oraibi Ovi, R on South Oraibi Ovi.

**Marketing Remark** Here is a phenomenal home at a fabulous price. Built in 2002, this incredibly nice home still looks brand new and is tucked away in a cul-de-sac with the Pumphouse Wash trailhead practically in your backyard! Climbing rock, pond, and Forest Service all directly across the street. Featuring vaulted T&G ceilings, wood laminate flooring, custom lighting, custom Hickory cabinets and much more! Don't wait on this 3 bedroom, 2 bathrooms, 1376 sq. ft. home! Short Sale opportunity contingent upon bank approval. Tenant occupied. Evening (not before 5:30) & weekend showings with 48 hour notice & confirmed appointment.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Other	<b>Year Built Range</b>	2001 +
<b>Garage Capacity</b>	None	<b>Square Ft Range</b>	1251-1500
<b>Terrain</b>	Other	<b>Legal Description 1</b>	Kachina Village #7 Lot 393
<b>Assmt \$</b>	apprx \$1381.74 for paving	<b>Apprx SqFt</b>	#1376.00
<b>Taxes</b>	\$1560.30	<b>Tax Year</b>	2009
<b>Transaction Subtype</b>	Short Sale	<b>Possession</b>	At COE, Subject To Tenancy
<b>Sellers Option</b>	Cash, Conventional, FHA, VA	<b>Exist Finan/Fee/Doc</b>	Short Sale Addendum
<b>Master Bdrm Features</b>	MBr Upper, MBr w/Bath, Split Floorplan, Fireplace	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings, Fireplace	<b>Family Room</b>	No
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Island, Dishwasher, Garbage Disposal, Electric Range	<b>Laundry Room</b>	In Hallway
<b># of Fireplaces</b>	#1.0	<b># of Furnaces</b>	#1.0
<b>Heating</b>	Forced Air Gas	<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
<b>Views</b>	Mountains	<b>Roads</b>	Paved, Winter Access
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	County
<b>Location</b>	Cul-de-sac	<b>Foundation</b>	Crawl Space
<b>Construction</b>	Wood/Frame	<b>Exterior</b>	Wood Siding
<b>Roof</b>	Asphalt Shingle	<b>Windows</b>	Double Pane
<b>Floor Covering</b>	Wall to Wall Carpet, Laminate	<b>Style</b>	Multi Level
<b>Exterior Amenities</b>	Open Deck, Dogs/Cats OK, Ponderosa	<b>Ceiling</b>	Vaulted/Cathedral

**Presented By:****Johnathan Mullaney****Village Land Shoppe**

July 2010

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 Secondary: 928-525-1125  
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**See our listings online:**  
<http://www.villagelandshoppe.com>

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