


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

Client Detail Report

Listings as of 04/09/10 at 4:34pm

Active 04/09/10	Listing # 140321	412 Choctaw St Flagstaff, AZ 86001-9536	Listing Price: \$174,900
	County: Coconino	Cross St: Cherokee	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SR - 730	
	Beds	2	Approx Square Feet 1019 County
	Baths	1	Price/Sq Ft \$171.64
	Year Built	1966	Lot Sq Ft (approx) 10000
	APN	11508165A	Lot Acres (approx) 0.230
	DOM	0	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** I-17 exit 333, Mountaineer Rd. left on Osage, right on Shoshone, left on Pawnee, left on Cherokee, right on Choctaw.**Marketing Remark** Here is the cabin you've been searching for! Combine affordability with charm and you've got 412 Choctaw - a great log sided home on an oversized, wonderfully landscaped 10,000+ sq. ft. lot. Landscaping includes tiered flower beds with flowers galore that are just starting to bloom. This 2 bd, 1 bd, 1019 sq. ft. home features vaulted ceilings, tiled wainscot in the bathroom, built in shelving for storage in the hall and living area and a great rear deck to relax on.**Key Words**

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	1961-1970	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	1001-1250
REO	No	Short Sale	No
Legal Description 1	Mountaineer Un Lots 412 &Pt Of 414/411	Zoned	SFR
Assmt \$	Paving	Apprx SqFt	#1019.00
Taxes	\$1280.68	Tax Year	2009
Possession	At COE (Prefer mid/late June), COE +	Owner May Sell	Cash, Conventional, FHA, VA
Exist Finan/Fee/Doc	SPDS, Lead Base Disc.	Bedroom Features	MBr Main
Living Room	Yes	Living Room Features	Cath/Vltd Ceilings, Great Room
Family Room	No	Dining Room	Yes
Dining Room Features	LR/DR Combo	Kitchen Features	Electric Range
Laundry Room	Separate Room	Other Rooms	Other (laundry room)
# of Fireplaces	#1.0	Fireplace Type	Wood Stove, Insert
Heating	Wall Unit (natural gas)	Water Heater	Electric
Utilities Installed	Electric, Natural Gas, Private Water Co., Septic, Telephone	Interior Amenities	Ceiling Fan
View	Forest	Roads	Paved
Road Maintenance	County	Snow Removal	Cnty
Location	Rural, Winter Accessible	Foundation	Partial Basement, Crawl Space, Stemwall
Construction	Wood/Frame	Exterior	Log Sided
Roof	Asphalt Shingle, Rolled	Windows	Double Pane
Floor Covering	Wall to Wall Carpet, Vinyl	Style	Cabin
Exterior Amenities	Landscaped (Flowers & Garden), Sprinklers/Drip Sys, Partial FnCd, Open Deck, Dogs/Cats OK, Ponderosa, Other Trees	Ceiling	Vaulted/Cathedral
Flood Zone	D-Undetermined		

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