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Client Detail Report

Listings as of 10/08/08 at 1:29pm

Active 10/08/08	Listing # 136073	6047 E Abineau Canyon Dr Flagstaff, AZ 86004-71	Listing Price: \$449,900
	County: Coconino	Cross St: Walnut Hills Drive	


[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SEC - 350		
Beds	4	Approx Square Feet	2900 Owner
Baths	3.50	Price/Sq Ft	\$155.14
Year Built	2000	Lot Sq Ft (approx)	15682
APN	11729140	Lot Acres (approx)	0.360
DOM	0		

Directions Country Club Drive to Old Walnut Canyon to Walnut Hills to Abineau Canyon

Marketing Remark If you are looking for it all - this is one to see. Gorgeous home in Walnut Ridge is open and spacious with all the amenities - including A/C! Lower level offers living room and formal dining area with beautiful laminate flooring, an open kitchen with tiled counter tops (with a second dining area), the convenience of a half bath, a separate laundry room with a sink & cabinet space, family room with granite fireplace, and french doors lead you to an additional formal family room/den with it's own bathroom boasting gorgeous travertine tile shower walls and another gas fireplace. Upstairs you'll find the master bedroom has a huge walk in closet and private bath with a Roman jetted tub & double sinks, and the 3 additional bedrooms share the 2nd full bath. On top of all this there is a huge yard with fabulous landscaping - perfect for outdoor entertaining as well as family life! With 4 bd, 3.5 ba and 2900 sq. ft. with all of the upgrades, this home is truly move-in ready.

Key Words

Owner May Carry	No
Year Built Range	1991-2000
Lot Size Range	0-.99 Acres
Legal Description 1	Walnut Ridge Estates Lot 140.
Builder	Trubuilt
Apprx SqFt	#2900.00
Tax Year	2008
Owner May Sell	Cash, Conventional, FHA, VA
Bedroom Features	MBr Upper, MBr w/Bath, Jetted Tub
Family Room	Yes
Dining Room Features	Formal, Kit/DR Combo
Laundry Room	Separate Room, Washer/Dryer
Fireplace Type	Gas Start, Gas Log, Gas Appliance
# of Furnaces	#1.0
Utilities Installed	Electric, Natural Gas, City Water, City Sewer, Telephone, TV Cable
View	Mountains (View of Mount Elden)
Roads	Paved
Snow Removal	City
Foundation	Slab, Stemwall
Exterior	Wood Siding
Windows	Double Pane, Alum. Frame
Style	Multi Level
Ceiling	Standard

Veg Density	Heavily Treed
Garage Capacity	Two
Square Ft Range	2501-3000
Zoned	SFR
HOA Fee	\$200.00 (yearly)
Taxes	\$2243.34
Possession	At COE
Exist	HOA Fee (\$200.00 yearly), SPDS
Finan/Fee/Doc	
Living Room	Yes
Dining Room	Yes
Kitchen Features	Eat-In, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range, Microwave
# of Fireplaces	#2.0
Heating	Forced Air Gas
Water Heater	Natural Gas
Interior	Ceiling Fan, Smoke Detector, Central Air
Amenities	
Garage	Attached, Garage Door Opener
Road	City
Maintenance	
Location	Winter Accessible
Construction	Wood/Frame
Roof	Asphalt Shingle
Floor Covering	Wall to Wall Carpet, Ceramic Tile, Laminate
Exterior	Landscaped, Sprinklers/Drip Sys, Partial Fncd,
Amenities	Open Patio, Covered Deck, Dogs/Cats OK, Ponderosa, Other Trees
Flood Zone	D-Undetermined

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