


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

## Client Detail Report

Listings as of 09/01/10 at 9:31am

<b>Active 07/27/10</b>	<b>Listing # 142372</b>	<b>1424 N Evergreen Dr Flagstaff, AZ 86001-1416</b>	<b>Listing Price: \$299,900</b>	
	<b>County: Coconino</b>	<b>Cross St: Forest</b>		
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
	<b>Region</b>	NWC - 130		
	<b>Beds</b>	4	<b>Approx Square Feet</b>	1865 County
	<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$160.80
	<b>Year Built</b>	1952	<b>Lot Sq Ft (approx)</b>	15000
	<b>APN</b>	11006057	<b>Lot Acres (approx)</b>	0.344
	<b>DOM</b>	36		

[See Additional Pictures](#)[See Virtual Tour](#)

Listing Office Village Land Shoppe

**Directions** FOREST TO EVERGREEN. Hospital hill area.

**Marketing Remark** PRICE REDUCED to below appraisal!!! Charming home located in the hospital hill area which is close to downtown Flagstaff, schools and shopping. This home offers a very unique design with six large living room windows for great views and lots of light. Split floor plan with 4 bedrooms, 2 baths, family room (or formal dining room), 1865 sq. ft., new carpet/paint and lots of storage space. Zoning allows for multi-family, this large 15,000 sq. ft. lot has 2 storage sheds, lot of vegetation and plenty of room for a big garden. Owner is a licensed realtor in the state of AZ.

**Key Words**

<b>Owner May Carry</b>	Submit	<b>Veg Density</b>	Lightly Treed
<b>Vegetation</b>	Other	<b>Year Built Range</b>	1951-1960
<b>Garage Capacity</b>	None	<b>Square Ft Range</b>	1751-2000
<b>Terrain</b>	Hillside	<b>Year Blt Source</b>	County
<b>Legal Description 1</b>	Mount Elden Add Lots 8 9 N 25' Of Lot 10	<b>Zoned</b>	RM-LE
<b>Apprx SqFt</b>	#1865.00	<b>Taxes</b>	\$1719.16
<b>Tax Year</b>	2009	<b>Transaction Subtype</b>	None
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash, Conventional
<b>Exist Finan/Fee/Doc</b>	SPDS, Appraisal, Lead Base Disc.	<b>Master Bdrm Features</b>	MBr Main, MBr w/Bath, Split Floorplan, Fireplace, Tub/Shower Combo
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Fireplace
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	LR/DR Combo
<b>Laundry Room</b>	Separate Room	<b># of Fireplaces</b>	#2.0
<b>Fireplace Type</b>	Wood Stove, Wood Fireplace	<b># of Furnaces</b>	#1.0
<b>Heating</b>	Forced Air Gas	<b># of Water Heaters</b>	#1
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electricity, Natural Gas, City Water, City Sewer, Telephone, TV Cable
<b>Interior Amenities</b>	Smoke Detector	<b>Roads</b>	Paved, Winter Access
<b>Road Maintenance</b>	City	<b>Snow Removal</b>	City
<b>Foundation</b>	Crawl Space, Slab	<b>Construction</b>	Masonry
<b>Roof</b>	Asphalt Shingle	<b>Windows</b>	Single Pane, Double Pane, Alum. Frame, Wood Frame
<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile	<b>Style</b>	Single Level
<b>Exterior Amenities</b>	Storage Shed, Partial Fncd, Open Patio, Covered Patio, Dogs/Cats OK, Ponderosa, Other Trees	<b>Ceiling</b>	Standard
<b>Flood Zone</b>	C-Minimal		

Featured properties may not be listed by the office/agent presenting this brochure.

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