

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

## Client Detail Report

Listings as of 11/15/10 at 12:45pm

<b>Active 08/31/10</b>	<b>Listing # 142566</b>	<b>290 Toho (aka 3209 Toho Trail) Tr Flagstaff, AZ 86001-9502</b>	<b>Listing Price: \$199,900</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>	2	<b>Approx Square Feet</b>	960 Owner
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$208.23
<b>Year Built</b>	1972	<b>Lot Sq Ft (approx)</b>	10379
<b>APN</b>	11619002	<b>Lot Acres (approx)</b>	0.238
<b>DOM</b>	76		

[See Additional Pictures](#)**Listing Office** Village Land Shoppe

**Directions** Take I-17 to Kachina exit (#333) turn West onto Kachina Blvd. Turn right onto Kachina Trail, follow to Pinon and turn left. Take Pinon down to Toho Trail and turn left - house is on left side.

**Marketing Remark** What a fabulous, well cared for home! Walk in to a warm and inviting ambiance with the wood burning stove and high vaulted ceilings. Beautifully updated kitchen with high-end cabinetry, recessed lighting, and newer dishwasher. Sit on either of the 2 decks and enjoy the beautiful surroundings Kachina Village offers. Gorgeous landscaping with a HUGE fenced in yard. In addition to the one car garage which has a work bench & built-in shelves, there are also 2 separate storage areas. Enjoy the wood stove in the winter, or use the newer furnace that includes a humidifier. This house has so much to offer; as soon as you walk in you'll feel right at home!! Don't miss out on this - come take a look at this cozy cabin in the pines today!

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Mixed	<b>Year Built Range</b>	1971-1980
<b>Garage Capacity</b>	One	<b>Terrain</b>	Level
<b>Year Blt Source</b>	County	<b>Legal Description 1</b>	Kachina Village #5 Lot 290
<b>Zoned</b>	RS-10000	<b>Assmt \$</b>	Paving Assmt. - LA checking balance
<b>Taxes</b>	\$1296.00	<b>Tax Year</b>	2009
<b>Transaction Subtype</b>	None	<b>Possession</b>	At COE
<b>Sellers Option</b>	Cash, Conventional, FHA, VA	<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.
<b>Master Bdrm Features</b>	MBr Main	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings, Fireplace	<b>Dining Room</b>	Yes
<b>Dining Room Features</b>	LR/DR Combo	<b>Kitchen Features</b>	Dishwasher, Garbage Disposal, Refrigerator, Electric Range
<b>Laundry Room</b>	Separate Room, Washer/Dryer	<b># of Fireplaces</b>	#1.0 (Wood Burning Stove)
<b>Fireplace Type</b>	Wood Stove	<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>	S.F. Peaks, Panoramic, Forest	<b>Garage Type</b>	Attached, Garage Door Opener
<b>Roads</b>	Paved, Winter Access	<b>Road Maintenance</b>	County
<b>Snow Removal</b>	County	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding (Recently re-weatherized)	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Laminate (Beautiful Pergo Wood flooring)
<b>Style</b>	Cabin	<b>Exterior Amenities</b>	Perimeter Fncd, Open Patio, Covered Patio, Dogs/Cats OK, Ponderosa, Meadow
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	C-Minimal

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

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U.S. Patent 6,910,045

