


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

## info@villagelandshoppe.com

### Client Detail Report

Listings as of 10/12/11 at 4:20pm

<b>Active 10/12/11</b>	<b>Listing # 147077</b>	<b>4086 Canyon Loop Flagstaff, AZ 86001</b>	<b>Listing Price: \$249,900</b>
	<b>County: Coconino</b>	<b>Cross St: Awatobi Ovi</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> 2237 Appraiser
	<b>Baths</b>	2.50	<b>Price/Sq Ft</b> \$111.71
	<b>Year Built</b>	1974	<b>Lot Sq Ft (approx)</b> 10542
	<b>APN</b>	11626014	<b>Lot Acres (approx)</b> 0.242
	<b>DOM</b>	0	

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

**Directions** I-17 south exit #333 Kachina Village, left at Kachina Trail, which turns into Canyon Loop follow up hill past divided road section, around bend, house is on the right side.

**Marketing Remark** Adorable, unique and priced below appraisal! A must see, this 3 bedroom, 2.5 bath home has storage galore. 1720 sq. ft. with a 517 sq. ft. basement for a total of 2237 useable sq. ft. If that is not enough there is plenty of storage space in the stand-up attic space. New roof, freshly painted exterior, newer 90% efficient radiant boiler and custom energy efficient windows. Other features include hardwood floors, a solar water heater, a family room and a gas log stove. Outside you will enjoy 2 decks, more storage and a large heavily treed lot.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Ponderosa	<b>Year Built Range</b>	1971-1980
<b>Garage Capacity</b>	None	<b>Terrain</b>	Level
<b>Year Blt Source</b>	County	<b>Apprx SqFt</b>	#2237.00
<b>Taxes</b>	\$1999.00	<b>Tax Year</b>	2010
<b>Transaction Subtype</b>	None	<b>Possession</b>	At COE
<b>Sellers Option</b>	Cash, Conventional, FHA	<b>Exist Finan/Fee/Doc</b>	SPDS, Appraisal
<b>Master Bdrm Features</b>	MBr Main, MBr w/Bath	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Fireplace	<b>Family Room</b>	No
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Dishwasher, Refrigerator, Electric Range	<b>Laundry Room</b>	Separate Room, Washer/Dryer
<b>Other Rooms</b>	Study/Den/Library, Loft	<b># of Fireplaces</b>	#1.0
<b>Fireplace Type</b>	Gas Start, Gas Stove	<b>Heating</b>	Radiant (Baseboards)
<b># of Water Heaters</b>	#1	<b>Water Heater</b>	Other (Solar)
<b>Utilities Installed</b>	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Satellite Dish	<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Skylight
<b>Views</b>	Forest	<b>Roads</b>	Paved, Winter Access
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	County
<b>Location</b>	Rural	<b>Floor Covering</b>	Wood
<b>Style</b>	Multi Level	<b>Exterior Amenities</b>	Storage Shed, RV Parking, Partial Fncd, Open Deck, Covered Deck, Dogs/Cats OK
<b>Ceiling</b>	Standard		

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

All information herein has not been verified and is not guaranteed.

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U.S. Patent 6,910,045



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