

info@villagelandshoppe.com- (928) 525-1125 - VillageLandShoppe.com  
**Client Detail Report**

Listings as of 02/29/12 at 12:42pm

<b>Active 11/14/11</b>	<b>Listing # 147405</b>	<b>42063-B Alpine Ranches Flagstaff, AZ 86004</b>	<b>Listing Price: \$180,000</b>
<b>County: Coconino</b>		<b>Cross St: Sunset Crater/Wupatk</b>	



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	ER - 586	<b>Approx Square Feet</b>	2106 Owner
<b>Beds</b>	3	<b>Price/Sq Ft</b>	\$85.47
<b>Baths</b>	2	<b>Lot Sq Ft (approx)</b>	871200
<b>Year Built</b>	2009	<b>Lot Acres (approx)</b>	20.000
<b>APN</b>	30342063B		
<b>DOM</b>	107		

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

**Listing Office** Village Land Shoppe

**Directions** Hwy 89-N, turn right through Sunset Crater/Wupatki Park then turn right on FS #9122. Call office for further directions & map.

**Marketing Remark** Want green & sustainable? Check out this custom timber-frame straw bale home on 20-acres in Alpine Ranches. Off the grid with sustainable features including local dirt used for earthen plaster walls, low VOC finishes, passive solar, wind power (180 watts), 6 Evergreen solar panels (1100 watts), Outback charge controller & inverter, 16 batteries, a 3000 gallon cistern & 5000 gallon cistern planned for water catchment in conjunction with the metal roof. This great home has stained concrete floors with in-floor radiant heat, 8 ft Knotty Alder doors, Anderson doors/windows and bronze fixtures. An unfinished mud room provides access to the garage which has a bathroom and plenty of room for workshop with tons of storage. This wonderful home will need some finishing touches but some of the material will convey.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Juniper/Pinon	<b>Year Built Range</b>	2001 +
<b>Garage Capacity</b>	Three	<b>Terrain</b>	Level
<b>Year Bilt Source</b>	Owner	<b>Zoned</b>	G-10
<b>Lot Dimensions</b>	1320X660	<b>Taxes</b>	\$302.00
<b>Tax Year</b>	2010	<b>Transaction Subtype</b>	None
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash
<b>Exist Finan/Fee/Doc</b>	SPDS, Affid of Disclosure	<b>Master Bdrm Features</b>	MBr Main, MBr w/Bath (Not finished), Separate Shower (Not finished)
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Great Room, Fireplace
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Island, Pantry, Dishwasher	<b>Laundry Room</b>	In Garage, Separate Room
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Insert
<b>Heating</b>	Radiant (hydronic floor heat), Propane	<b># of Water Heaters</b>	#2
<b>Water Heater</b>	Propane	<b>Utilities Installed</b>	Propane, Septic, Cistern/Tank, Generator, Pvt. Wtr Delivery Av, Wtr Haul Available, Wind Turbine, Solar
<b>Interior Amenities</b>	Solar Tube	<b>Views</b>	S.F. Peaks, Mountains, Panoramic
<b>Garage Type</b>	Attached	<b>Roads</b>	Dirt, Winter Access
<b>Location</b>	Rural, Borders State Land	<b>Foundation</b>	Slab
<b>Construction</b>	Wood/Frame (post & beam), Other (straw bale)	<b>Exterior</b>	Stucco
<b>Roof</b>	Metal	<b>Windows</b>	Double Pane
<b>Floor Covering</b>	Other (polished concrete)	<b>Style</b>	Single Level
<b>Exterior Amenities</b>	Storage Shed, RV Parking, Perimeter Fncd, Covered Patio, Horses OK, Farm Animals OK, Dogs/Cats OK	<b>Ceiling</b>	High

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

