

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

info@villagelandshoppe.com

Client Detail Report

Listings as of 07/08/11 at 2:17pm

Active 08/22/10 **Listing # 142462** **3488 Awatobi Ovi Flagstaff, AZ 86001** **Listing Price: \$215,000**
County: Coconino **Cross St: Canyon Loop**



| | | | |
|-------------------|-------------|---------------------------|---------------|
| Prop Type | Residential | Prop Subtype(s) | Single Family |
| Region | SR - 720 | | |
| Beds | 1 | Approx Square Feet | 1440 County |
| Baths | 3 | Price/Sq Ft | \$149.31 |
| Year Built | 1975 | Lot Sq Ft (approx) | 27293 |
| APN | 11626043 | Lot Acres (approx) | 0.627 |
| DOM | 320 | | |

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions Kachina Blvd to T in road (Kachina Trail) - Left on Kachina Trail turns into Canyon Loop, 2nd Left to Awatobi Ovi. House in rear of cul de sac; tucked way back - hard to see from street.

Marketing Remark Prime location offering wonderful opportunity for your vacation getaway. Heavily treed lot BACKING NATIONAL FOREST LAND has it all - views, privacy and a cabin waiting for you. This 1440 sq. ft. cabin has 1 bedroom and 3 bathrooms and sits on a fabulous lot tucked deep in the back of a cul-de-sac. The wrap around deck showcases the gorgeous scenery allowing you to enjoy the serene setting no matter where you choose to sit. Walk out the front door to National Forest access. Tons of potential on this one - the cabin has one loft style bedroom and a large, open lower level which could be made into a game room, a master suite or two additional bedrooms -the choice is yours! Lower lever has patio access - views and access to Forest Service land are never more than a few steps away. Land opportunities such as this are extremely rare. Don't wait on this ideal location!

Key Words

| | | | |
|-----------------------------|--|-----------------------------|--|
| Owner May Carry | No | Veg Density | Heavily Treed |
| Vegetation | Mixed | Year Built Range | 1971-1980 |
| Garage Capacity | None | Terrain | Sloped (gorgeous canyon lot) |
| Year Blt Source | Owner | Legal Description 1 | Kachina Village #8 Lot 678 |
| Zoned | RS-10000 | Taxes | \$1521.74 |
| Tax Year | 2009 | Transaction Subtype | None |
| Possession | At COE | Sellers Option | Cash, Conventional, FHA, VA |
| Exist Finan/Fee/Doc | SPDS, Lead Base Disc. | Master Bdrm Features | MBr Upper, MBr w/Bath |
| Living Room | Yes | Living Room Features | Cath/Vltd Ceilings, Fireplace |
| Family Room | No (Potential in lower level) | Dining Room | Yes |
| Dining Room Features | Kit/DR Combo | Kitchen Features | Refrigerator, Electric Range |
| Laundry Room | Separate Room | # of Fireplaces | #2.0 |
| Fireplace Type | Wood Fireplace | # of Furnaces | #1.0 |
| Heating | Forced Air Gas, Wall Unit | # of Water Heaters | #1 |
| Water Heater | Electric | Utilities Installed | Electricity, Natural Gas, Private Water Co., Private Sewer Co. |
| Interior Amenities | Ceiling Fan | Views | Panoramic, Forest |
| Roads | Paved, Winter Access | Road Maintenance | County |
| Snow Removal | County | Location | Cul-de-sac, Borders F.S. |
| Foundation | Full Basement, Walk-Out Basement, Slab | Construction | Wood/Frame |
| Exterior | Wood Siding | Roof | Asphalt Shingle |
| Windows | Single Pane | Floor Covering | Wall to Wall Carpet, Vinyl, Other |
| Style | Multi Level, Cabin | Exterior Amenities | Covered Patio, Covered Deck, Dogs/Cats OK |
| Ceiling | Vaulted/Cathedral | | |

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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