


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

Client Detail Report

Listings as of 12/02/10 at 2:48pm

| | | | |
|--|-------------------------|---|--------------------------------------|
| Active 07/02/10 | Listing # 141791 | 1023 E Hillcrest Dr Flagstaff, AZ 86004-1605 | Listing Price: \$379,900 |
| | County: Coconino | Cross St: Grandview | |
|  | Prop Type | Residential | Prop Subtype(s) Single Family |
| | Region | NEC - 405 | |
| | Beds | 5 | Approx Square Feet 3015 Owner |
| | Baths | 3 | Price/Sq Ft \$126.00 |
| | Year Built | 1968 | Lot Sq Ft (approx) 14810 |
| | APN | 10904030A | Lot Acres (approx) 0.340 |
| | DOM | 153 | |

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

Directions From Cedar, North on West Street, Left on Grandview, Left on Hillcrest OR from Route 66, Take Arrowhead, Right on West St, Left on Grandview, Left on Hillcrest.

Marketing Remark Panoramic views of Mt. Elden from the front deck and Buffalo Park and Forest access out the back door add to the charm of this 5 bedroom, 3 bath mid-century modern hacienda. Located on a large 1/3 acre lot surrounded by old growth Ponderosa Pines and oak trees in the center of town close to the hospital, shopping, Coconino National Forest & the Flagstaff Urban Trail System. Enter through a sunny atrium with custom Saltillo tile, T&G ceilings, skylights and an abundance of natural light. Substantial remodeling and renovation has been completed over the past 5 years with many unique and upgraded features and finishes while still retaining the unique character of the architecture. Some of these custom details include new bamboo & travertine flooring, some new dual pane Low-E vinyl windows, traditional English rock retaining walls & steps leading into the forest, front & rear covered patios. Remodeled kitchen & baths. All this and much much more; call today to schedule your private showing

Key Words

| | | | |
|----------------------------|--|-----------------------------|--|
| Owner May Carry | No | Veg Density | Heavily Treed |
| Vegetation | Other | Year Built Range | 1961-1970 |
| Garage Capacity | Two | Terrain | Sloped |
| Legal Description 1 | Grand View Homes Un. 2 Lots 95 & 96. Sec | Zoned | SFR |
| Apprx SqFt | #3015.00 | Taxes | \$1712.66 |
| Tax Year | 2009 | Transaction Subtype | None |
| Possession | At COE | Sellers Option | Cash, Conventional, FHA, VA, Trade/Exchange (similar home Central Phoenix) |
| Exist Finan/Fee/Doc | SPDS, Lead Base Disc. | Master Bdrm Features | MBr Main, MBr w/Bath, Split Floorplan |
| Living Room | Yes | Living Room Features | Wet Bar, Fireplace (Wood Stove) |
| Family Room | Yes | Family Room Features | Fireplace |
| Dining Room | Yes | Dining Room Features | LR/DR Combo |
| Kitchen Features | Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range, Double Oven, Other (prep sink) | Laundry Room | In Hallway, Washer/Dryer (front loader) |
| Other Rooms | Bonus Room (Atrium) | # of Fireplaces | #2.0 |
| Fireplace Type | Wood Stove, Wood Fireplace | # of Furnaces | #1.0 |
| Heating | Forced Air Gas (High efficiency (2005)) | Water Heater | Natural Gas |
| Utilities Installed | Electricity, Natural Gas, City Water, City Sewer, Telephone | Interior Amenities | Ceiling Fan, Smoke Detector |
| Views | Mountains, Panoramic, Forest (Backs city park) | Garage Type | Attached (2 CAR) |
| Roads | Paved, Winter Access | Road Maintenance | City |
| Snow Removal | City | Location | Cul-de-sac |
| Foundation | Slab | Construction | Wood/Frame, Masonry |
| Exterior | Brick (Masonry) | Roof | Other (Torch down (2007)) |
| Windows | Double Pane (Some new dual pane Low-E vinyl (9-2010)) | Floor Covering | Wood (Bamboo), Ceramic Tile (saltillo, travertine) |
| Style | Single Level | Exterior Amenities | Landscaped, Covered Patio, Covered Deck, Dogs/Cats OK |
| Ceiling | Standard | Flood Zone | C-Minimal |

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

