

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

Client Detail Report

Listings as of 12/15/10 at 10:00am

Active 12/10/10	Listing # 143578	7540 N Highway 180 Flagstaff, AZ 86001	Listing Price: \$375,000
County: Coconino		Cross St: Round Tree	



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	NWR - 620		
Beds	3	Approx Square Feet	1766 County
Baths	2	Price/Sq Ft	\$212.34
Year Built	1988	Lot Sq Ft (approx)	107593
APN	30037026	Lot Acres (approx)	2.470
DOM	5		

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

Directions North Highway 180 past Snowbowl Rd. Driveway is on right (yellow real estate sign). It is the third home before Round Tree Road & Bader Road.

Marketing Remark 2.5 acres meadow & forest! Bright, upgraded chalet-style home on acreage at the base of the San Francisco Peaks near Snow Bowl Road. New carpet, tile, hardwood floors, huge attached garage/workshop, wrap-around deck. Trees/meadow with excellent well. Panoramic views. Owner/Agent

Key Words

Owner May Carry	No	Veg Density	Lightly Treed
Vegetation	Mixed	Year Built Range	1981-1990
Garage Capacity	Three	Terrain	Level
Legal Description 1	To be provided in escrow.	Zoned	RR 2.5
Lot Dimensions	185.98x442.42x66x213x120.28x660	Builder	Unknown
Assmt \$	n/a	Apprx SqFt	#1766.00
Taxes	\$3397.00	Tax Year	2010
Transaction Subtype	None	Possession	At COE, Subject To Tenancy
Sellers Option	Cash, Conventional, FHA, Submit	Exist Finan/Fee/Doc	SPDS, Plat Map
Master Bdrm Features	MBr Upper	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings	Family Room	No
Dining Room	No	Kitchen Features	Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range
Laundry Room	Separate Room	Fireplace Type	Wood Stove
# of Furnaces	#1.0	Heating	Forced Air Gas, Propane
Water Heater	Propane	Utilities Installed	Electricity, Propane, Shared Well, Septic, Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector	Views	S.F. Peaks, Mountains, Panoramic, Forest
Garage Type	Attached, Garage Door Opener	Roads	Paved, Winter Access
Road Maintenance	State	Snow Removal	State
Location	Rural, Borders Undev Land	Foundation	Crawl Space, Stemwall
Construction	Wood/Frame	Exterior	Wood Siding
Roof	Asphalt Shingle	Windows	Double Pane
Floor Covering	Wood, Wall to Wall Carpet, Ceramic Tile	Style	Multi Level
Exterior Amenities	Storage Shed, RV Parking, Landscaped, Partial Fncd, Open Deck, Horses OK, Dogs/Cats OK	Ceiling	Vaulted/Cathedral

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U.S. Patent 6,910,045

