

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

## info@villagelandshoppe.com

### Client Detail Report

Listings as of 08/10/11 at 12:23pm

**Active 07/28/11**      **Listing # 146302**      **1185 W University Ave #134B Flagstaff, AZ 86001-7145**      **Listing Price: \$99,900**  
**County: Coconino**      **Cross St: Woodlands**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Condo
<b>Region</b>	NWC - 172		
<b>Beds</b>	0	<b>Approx Square Feet</b>	486
<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$205.56
<b>Year Built</b>	1995		
<b>APN</b>	11264250	<b>Lot Acres (approx)</b>	
<b>DOM</b>	13		

[See Additional Pictures](#)

**Listing Office** Village Land Shoppe

**Directions** West on University, South on Forest Meadows, Left to bldg 16, SE corner end unit.

**Marketing Remark** Not a short sale. Best Arbors Studio! One of only 6 units in entire Arbors complex with no unit above. Vaulted ceilings, fire place, private covered entrance and recently remodeled. Located across from smaller clubhouse with very close assigned parking space. Tenant occupied. Priced to sell! Owner is a licensed real estate broker in Arizona.

#### Key Words

<b>Owner May Carry</b>	Submit	<b>Veg Density</b>	Lightly Treed
<b>Vegetation</b>	Other	<b>Year Built Range</b>	1991-2000
<b>Garage Capacity</b>	None	<b>Terrain</b>	Sloped
<b>Year Blt Source</b>	County	<b>Legal Description 1</b>	Subdivision: Arbors Condominiums Block:
<b>Legal Description 2</b>	16 Unit: 134B Sixteenth: SW	<b>Zoned</b>	UC
<b>HOA Fee</b>	\$137.73 (/month includes water/trash /clubhouses)	<b>Apprx SqFt</b>	#486.00
<b>Taxes</b>	\$629.54	<b>Tax Year</b>	2010
<b>Transaction Subtype</b>	None	<b>Possession</b>	Subject To Tenancy ((Month to Month))
<b>Sellers Option</b>	Cash, Conventional, FHA, VA, Submit	<b>Exist Finan/Fee/Doc</b>	HOA Fee, SPDS, Leases
<b>Master Bdrm Features</b>	MBr Main	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings, Fireplace	<b>Dining Room Features</b>	LR/DR Combo
<b>Kitchen Features</b>	Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Electric Range, Microwave	<b>Laundry Room</b>	In Kitchen, Washer/Dryer
<b>Fireplace Type</b>	Wood Fireplace	<b>Heating</b>	Hydronic
<b># of Water Heaters</b>	#1	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, City Water, City Sewer, Telephone, TV Cable	<b>Interior Amenities</b>	Fire Sprinklers, Ceiling Fan
<b>Views</b>	Forest	<b>Roads</b>	Paved
<b>Road Maintenance</b>	City, Private	<b>Snow Removal</b>	City, Private
<b>Foundation</b>	Slab	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl
<b>Style</b>	Single Level	<b>Exterior Amenities</b>	Jac/Spa/Hot Tub, Landscaped, Covered Patio
<b>Ceiling</b>	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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