


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

## Client Detail Report

Listings as of 02/01/11 at 10:41 am

<b>Active 11/10/10</b>	<b>Listing # 143358</b>	<b>2757 Bird Springs (aka 580 Kona Ovi Ovi Flagstaff, AZ 86001 Listing Price: \$215,000</b>		
	<b>County: Coconino</b>	<b>Cross St: Kona Trail</b>		
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
	<b>Region</b>	SR - 720		
	<b>Beds</b>	2	<b>Approx Square Feet</b>	1169 County
	<b>Baths</b>	1	<b>Price/Sq Ft</b>	\$183.92
	<b>Year Built</b>	1985	<b>Lot Sq Ft (approx)</b>	8276
	<b>APN</b>	11651027	<b>Lot Acres (approx)</b>	0.190
	<b>DOM</b>	83		

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 Exit 333, west on Kachina Blvd, right at Kachina Trail, Turns into Kona Trail on corner of Kona and Bird Springs**Marketing Remark** Cute and cozy home in Kachina Village. 2 bedroom, 1 bath and 1169 sq. ft. Inside features Saltillo tile in the kitchen and dining room, a breakfast bar, newer carpet and large bedrooms. Large corner lot with two separate fenced in areas and a paver driveway. Great starter home or seasonal getaway.**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Mixed	<b>Year Built Range</b>	1981-1990
<b>Garage Capacity</b>	None	<b>Terrain</b>	Level
<b>Year Blt Source</b>	County	<b>Legal Description 1</b>	Kachina Village Unit #6 Lot 580 Sec 19
<b>Legal Description 2</b>	20N-7E	<b>Apprx SqFt</b>	#1169.00
<b>Taxes</b>	\$1312.74	<b>Tax Year</b>	2010
<b>Transaction Subtype</b>	None	<b>Sellers Option</b>	Cash, Conventional, FHA, VA
<b>Exist Finan/Fee/Doc</b>	SPDS	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Breakfast Bar, Refrigerator, Electric Range	<b>Laundry Room</b>	In Kitchen
<b>Fireplace Type</b>	Gas Stove	<b>Heating</b>	Forced Air Gas (Gas Stove with blower)
<b># of Water Heaters</b>	#1	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, Private Water Co. (Public, County, KVID), Private Sewer Co. (Public, County, KVID), Telephone	<b>Roads</b>	Paved
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	County
<b>Location</b>	Rural	<b>Foundation</b>	Slab
<b>Construction</b>	Wood/Frame	<b>Exterior</b>	Wood Siding
<b>Roof</b>	Asphalt Shingle	<b>Windows</b>	Sep. Storm
<b>Floor Covering</b>	Wall to Wall Carpet, Ceramic Tile	<b>Style</b>	Single Level
<b>Exterior Amenities</b>	Fenced Dog Run, Partial Fncd, Perimeter Fncd, Open Deck	<b>Ceiling</b>	Standard
<b>Flood Zone</b>	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

