

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

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Client Detail Report

Listings as of 07/20/11 at 1:20pm

Active 07/19/11 **Listing # 146275** **2779 Tolani Tr Flagstaff, AZ 86001-3686** **Listing Price: \$169,900**
County: Coconino **Cross St: Mesa Trail**



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SR - 720		
Beds	3	Approx Square Feet	1070 County
Baths	1	Price/Sq Ft	\$158.79
Year Built	1982	Lot Sq Ft (approx)	30260
APN	11628034	Lot Acres (approx)	0.695
DOM	1		

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions Kachina Blvd. Right on Kachina Trail, Left on Tolani Trail, property at the very end in the back of cul-de-sac.

Marketing Remark FANTASTIC SHORT SALE OPPORTUNITY! A rare chance for an incredible location. Fabulous 30,260 sq ft. lot (.695 acres) tucked in the back of a cul-de-sac overlooking Pumpphouse Wash. This 3 bedroom, 1 bath 1070 sq. ft. cabin has been recently updated by the current owner. Vaulted ceilings provide an open feel with plenty of natural light, and there's also a greenhouse. Large deck allows to you to enjoy the views and appreciate the wildlife and all that Kachina Village has to offer. A very unique cabin at a great price. Offered for \$169,900 - Short Sale contingent upon lender approval. Tenant occupied, please allow notice for showings.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Vegetation	Ponderosa	Year Built Range	1981-1990
Garage Capacity	None	Terrain	Sloped
Year Blt Source	County	Legal Description 1	Subdivision: Kachina Village Unit 09 Lot
Legal Description 2	989 Sixteenth :Ne Quarter: Sw Section 19	Zoned	SFR
Taxes	\$1543.68	Tax Year	2010
Transaction Subtype	Short Sale	Possession	At COE
Sellers Option	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	SPDS
Master Bdrm Features	MBr Lower	Living Room	Yes
Living Room Features	Fireplace	Dining Room	Yes
Dining Room Features	LR/DR Combo	Kitchen Features	Dishwasher, Garbage Disposal, Refrigerator, Electric Range
Laundry Room	In Bathroom	# of Fireplaces	#1.0
Fireplace Type	Wood Stove	Heating	Wall Unit
# of Water Heaters	#1	Utilities Installed	Electricity, Natural Gas, Private Water Co., Private Sewer Co.
Interior Amenities	Ceiling Fan	Views	Panoramic, Forest
Roads	Paved	Road Maintenance	County
Snow Removal	County	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Single Pane, Double Pane	Style	Multi Level, Cabin
Exterior Amenities	Storage Shed, Partial Fncd, Open 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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