


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

## Client Detail Report

Listings as of 09/03/10 at 1:43pm

<b>Active 06/23/10</b>	<b>Listing # 142343</b>	<b>295 Toho Tr Flagstaff, AZ 86001-9502</b>	<b>Listing Price: \$150,000</b>	
	<b>County: Coconino</b>	<b>Cross St: Pinon</b>		
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
	<b>Region</b>	SR - 720		
	<b>Beds</b>	3	<b>Approx Square Feet</b>	1780 County
	<b>Baths</b>	2	<b>Price/Sq Ft</b>	\$84.27
	<b>Year Built</b>	1993	<b>Lot Sq Ft (approx)</b>	15491
	<b>APN</b>	11619007	<b>Lot Acres (approx)</b>	0.356
	<b>DOM</b>	72		

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** Kachina Blvd to Kachina Trail, Right on Kachina Trail. Take Pinon Trail (first left) to Toho Trail. Left on Toho Trail and property is on your left.**Marketing Remark** REDUCED!!!! Bank wants to see an offer. Incredible short sale opportunity gives you all this for under \$200,000! This 3 bedroom, 2 bathroom 1780 sq. ft. home (with a two car garage) is situated on a large, heavily treed .355 acre lot in Kachina Village. Large living room kitchen combo features vaulted ceilings and offers space for entertaining - complete with a wood stove to keep you toasty in the winter. Master bedroom has it's own bathroom and a walk-in closet. Huge backyard is fully fenced with a separate containment area for animals. There is s much potential in this home - and at this price you can really make it your own. Call today to schedule your appointment. Short Sale is contingent upon bank approval.**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Other	<b>Year Built Range</b>	1991-2000
<b>Garage Capacity</b>	Two	<b>Square Ft Range</b>	1751-2000
<b>Terrain</b>	Sloped	<b>Year Blt Source</b>	County
<b>Legal Description 1</b>	Kachina Village #5 Lot 295	<b>Zoned</b>	RS10000
<b>Lot Dimensions</b>	irregular	<b>Assmt \$</b>	NONE
<b>Apprx SqFt</b>	#1780.00	<b>Taxes</b>	\$1520.34
<b>Tax Year</b>	2009	<b>Transaction Subtype</b>	Short Sale
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash, Conventional
<b>Exist Finan/Fee/Doc</b>	SPDS, Short Sale Addendum	<b>Master Bdrm Features</b>	MBr Upper, MBr w/Bath
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Cath/Vltd Ceilings, Fireplace
<b>Family Room</b>	No	<b>Dining Room</b>	Yes
<b>Dining Room Features</b>	LR/DR Combo	<b>Kitchen Features</b>	Dishwasher, Garbage Disposal, Refrigerator, Gas Range
<b>Laundry Room</b>	Separate Room	<b>Other Rooms</b>	Other (off of laundry room)
<b>Fireplace Type</b>	Wood Stove	<b># of Furnaces</b>	#1.0
<b>Heating</b>	Forced Air Gas	<b># of Water Heaters</b>	#1
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector, Skylight	<b>Views</b>	S.F. Peaks, Views
<b>Garage Type</b>	Attached (2 car)	<b>Roads</b>	Paved, Winter Access
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	County
<b>Foundation</b>	Crawl Space, Slab, Piers	<b>Construction</b>	Wood/Frame, Masonry
<b>Exterior</b>	Composite	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane, Alum. Frame	<b>Floor Covering</b>	Wall to Wall Carpet, Laminate
<b>Style</b>	Multi Level	<b>Exterior Amenities</b>	Fenced Dog Run, Perimeter Fncd, Open Deck, Dogs/Cats OK, Ponderosa
<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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