

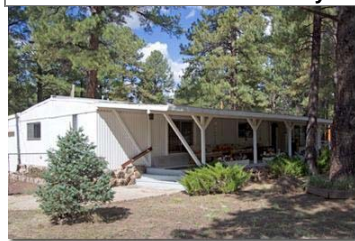
Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

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Client Detail Report

Listings as of 09/28/11 at 1:28pm

Active 09/28/11 **Listing # 146946** **3094 Toho Tr Flagstaff, AZ 86001-3777** **Listing Price: \$120,000**
County: Coconino **Cross St: Buffalo**



Prop Type	Residential	Prop Subtype(s)	Mobile
Region	SR - 720		
Beds	3	Approx Square Feet	1536
Baths	2	Price/Sq Ft	\$78.13
Year Built	1974	Lot Sq Ft (approx)	10010
APN	11618060	Lot Acres (approx)	0.230
DOM	0		

[See Additional Pictures](#)

Listing Office Village Land Shoppe

Directions I-17 to exit 333, west to T (right on Kachina Trail), left on Ancient, left on Toho Trail.

Marketing Remark Check out this awesome lot backing forest service! Lot is located next to trails that lead to Pumphouse Wash and through forest service. 3 bedroom, 2 bath mobile home with 1536 sq. ft. and a 2 car garage. Financing is tough but the owner may carry with 20% down! Use the mobile or remove to make way for a new home or modular (no mobiles or manufactured). All utilities are available, natural gas is stubbed out on the property but also includes a propane tank. Don't miss your chance to own a great lot backing forest service land.

Key Words

Owner May Carry	Yes (20% Down)	Veg Density	Heavily Treed
Vegetation	Ponderosa	Year Built Range	1971-1980
Garage Capacity	Two	Terrain	Level
Year Blt Source	County	Legal Description 1	Subdivision: Kachina Village Unit 04 Lot
Zoned	RS-10000	Builder	Fleetwood
Assmt \$	Paving is Paid	Apprx SqFt	#1536.00
Taxes	\$917.48	Tax Year	2010
Transaction Subtype	None	Possession	At COE
Sellers Option	Cash, OMC 1st	Exist Finan/Fee/Doc	SPDS, Lead Base Disc., CC&R's
Master Bdrm Features	MBr Main	Living Room	Yes
Family Room	Yes	Family Room Features	Fireplace
Dining Room	Yes	Dining Room Features	Formal, Kit/DR Combo
Kitchen Features	Breakfast Bar, Dishwasher, Electric Range, Double Oven	Laundry Room	Separate Room
Other Rooms	Hobby/Studio	# of Fireplaces	#1.0
Fireplace Type	Wood Stove	# of Furnaces	#1.0
Heating	Forced Air Gas, Propane	# of Water Heaters	#1
Water Heater	Propane	Utilities Installed	Electricity, Natural Gas (Stubbed, no meter), Propane, Private Water Co., Private Sewer Co., Broadband, Telephone, TV Cable
Interior Amenities	Ceiling Fan	Views	Forest
Garage Type	Attached	Roads	Paved
Road Maintenance	County	Snow Removal	County
Location	Borders F.S.	Foundation	Stemwall, Piers
Construction	Wood/Frame	Roof	Metal, Asphalt Shingle
Windows	Single Pane	Floor Covering	Wall to Wall Carpet, Vinyl
Style	Single Level, Double Wide	Exterior Amenities	Workshop, Perimeter Fncd, Covered Deck, Dogs/Cats OK
Ceiling	Standard		

Presented By:

Johnathan Mullaney

Village Land Shoppe



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