

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

## info@villagelandshoppe.com

### Client Detail Report

Listings as of 08/18/11 at 3:00pm

**Active 06/27/11**      **Listing # 145998**      **3627 Ancient Tr Flagstaff, AZ 86001-3511**      **Listing Price: \$174,500**  
**County: Coconino**      **Cross St: Kona Trail**



<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>	1204 County
<b>Baths</b>	1.75	<b>Price/Sq Ft</b>	\$144.93
<b>Year Built</b>	1990	<b>Lot Sq Ft (approx)</b>	7125
<b>APN</b>	11621044	<b>Lot Acres (approx)</b>	0.164
<b>DOM</b>	52		

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 South exit #333 Kachina Village go to Kachina Trail turn right, left on Kona Trail, left on Ancient Trail and home is on left side.

**Marketing Remark** Nice & cozy single level home in Kachina Village. This 3 bedroom, 2 bath, 1,204 sq.ft. home has one car garage and sits on a heavily treed level lot. Open feel in the living room & kitchen area with vaulted ceilings, hardwood floors, a gas log stove and newer kitchen cabinets. Outback you will find a level and fenced backyard that will be great for kids, pets and gardening.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Vegetation</b>	Ponderosa	<b>Year Built Range</b>	1981-1990
<b>Garage Capacity</b>	One	<b>Terrain</b>	Level
<b>Year Blt Source</b>	County	<b>Legal Description 1</b>	Subdivision: Kachina Village Unit 06 Lot
<b>Zoned</b>	RS-	<b>Apprx SqFt</b>	#1204.00
<b>Taxes</b>	\$1565.60	<b>Tax Year</b>	2010
<b>Transaction Subtype</b>	None	<b>Possession</b>	At COE
<b>Sellers Option</b>	Cash, Conventional, FHA, VA	<b>Exist Finan/Fee/Doc</b>	SPDS
<b>Master Bdrm Features</b>	MBr Main, MBr w/Bath	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Fireplace (Gas Stove)	<b>Family Room</b>	No
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Dishwasher, Garbage Disposal, Refrigerator, Electric Range, Microwave	<b>Laundry Room</b>	Separate Room, Washer/Dryer
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Gas Stove
<b>Heating</b>	Baseboard	<b># of Water Heaters</b>	#1
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Broadband, Telephone, TV
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector	<b>Views</b>	Forest
<b>Garage Type</b>	Attached, Garage Door Opener	<b>Roads</b>	Paved, Winter Access
<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>	Double Pane
<b>Floor Covering</b>	Wood, Wall to Wall Carpet, Ceramic Tile	<b>Style</b>	Single Level
<b>Exterior Amenities</b>	Partial FnCd, Open Deck, Dogs/Cats OK	<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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