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Client Detail Report

Listings as of 02/06/12 at 1:23pm

Active 08/03/11 **Listing # 146390** **4077 Canyon Loop Flagstaff, AZ 86001-3722** **Listing Price: \$235,000**
County: Coconino **Cross St: Kachina Trail**



Prop Type	Residential	Prop Subtype(s)	Single Family
Region	SR - 720		
Beds	3	Approx Square Feet	1915 County
Baths	1.50	Price/Sq Ft	\$122.72
Year Built	1984	Lot Sq Ft (approx)	11456
APN	11626053	Lot Acres (approx)	0.263
DOM	187		

[See Additional Pictures](#) [See Virtual Tour](#)

Listing Office Village Land Shoppe

Directions I-17 south exit #333 Kachina Village, left at Kachina Trail, which turns into Canyon Loop follow up hill past divided road section, around bend, house is on left side.

Marketing Remark Situated on a gorgeous lot in Kachina Village, this wonderful cabin is the perfect place to escape the heat (or for year round living). Beautiful flagstone flooring in main living areas and exposed beams are just the start of what you'll find in this unique home. Many windows throughout offer an abundance of natural light throughout the open tri-level floor plan. A sun room has been thoughtfully designed with a fan system to circulate warm air through the house in the winter to offset heating expenses. The large deck is the perfect spot to enjoy the views on this heavily treed canyon lot (just over a quarter acre) and is ideal for outdoor entertaining. Don't wait to see this beautiful 3 bed, 1.5 bath 1,915 sq ft home and everything it has to offer. Some furnishings will be available with acceptable offer.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Vegetation	Ponderosa	Year Built Range	1981-1990
Garage Capacity	None	Terrain	Sloped
Year Bld Source	County	Legal Description 1	Subdivision: Kachina Village Unit 08 Lot
Zoned	RS	Apprx SqFt	#1915.00
Taxes	\$1753.34	Tax Year	2010
Transaction Subtype	None	Possession	At COE
Sellers Option	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	SPDS
Master Bdrm Features	MBr Upper	Living Room	Yes
Living Room Features	Cath/Vltd Ceilings, Fireplace	Family Room	Yes (Or 3rd bedroom)
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Pantry, Dishwasher, Refrigerator, Gas Range, Microwave	Laundry Room	In Bathroom, Washer/Dryer
Other Rooms	Loft, Other (Sun room)	# of Fireplaces	#1.0
Fireplace Type	Wood Stove	Heating	Wall Unit (Natural gas)
# of Water Heaters	#1	Water Heater	Electric
Utilities Installed	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Telephone, Satellite Dish	Interior Amenities	Ceiling Fan, Smoke Detector
Views	Panoramic, Forest	Roads	Paved
Road Maintenance	County	Snow Removal	County
Location	Rural	Foundation	Slab
Construction	Wood/Frame	Exterior	Wood Siding
Roof	Asphalt Shingle	Windows	Double Pane
Floor Covering	Wood, Wall to Wall Carpet, Other (Flagstone)	Style	Multi Level, Cabin
Exterior Amenities	Storage Shed (With Power), Landscaped, Partial Fncd, Open Deck, Covered 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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