


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

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Client Detail Report

Listings as of 11/15/11 at 11:59am

Active 11/14/11	Listing # 147405	42063-B Alpine Ranches Flagstaff, AZ 86004	Listing Price: \$195,000
	County: Coconino	Cross St: Sunset Crater/Wupatk	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	ER - 586	
	Beds	3	Approx Square Feet 2106 Owner
	Baths	2.75	Price/Sq Ft \$92.59
	Year Built	2009	Lot Sq Ft (approx) 871200
	APN	30342063B	Lot Acres (approx) 20.000
	DOM	1	

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** Hwy 89-N, turn right through Sunset Crater/Wupatki Park then turn right on FS #9122. Call office for further directions & map.

Marketing Remark Want green & sustainable? Check out this custom timber-frame straw bale home on 20-acres in Alpine Ranches. Off the grid with sustainable features including local dirt used for earthen plaster walls, low VOC finishes, passive solar, wind power (180 watts), 6 Evergreen solar panels (1100 watts), Outback charge controller & inverter, 16 batteries, a 3000 gallon cistern & 5000 gallon cistern planned for water catchment in conjunction with the metal roof. This great home has stained concrete floors with in-floor radiant heat, 8 ft Knotty Alder doors, Anderson doors/windows and bronze fixtures. An unfinished mud room provides access to the garage which has a bathroom and plenty of room for workshop with tons of storage. This wonderful home will need some finishing touches but some of the material will convey.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Vegetation	Juniper/Pinon	Year Built Range	2001 +
Garage Capacity	Three	Terrain	Level
Year Blt Source	Owner	Zoned	G-10
Lot Dimensions	1320X660	Taxes	\$302.00
Tax Year	2010	Transaction Subtype	None
Possession	At COE	Sellers Option	Cash
Exist Finan/Fee/Doc	SPDS, Affid of Disclosure	Master Bdrm Features	MBr Main, MBr w/Bath (Not finished), Separate Shower (Not finished)
Living Room	Yes	Living Room Features	Great Room, Fireplace
Dining Room	Yes	Dining Room Features	Kit/DR Combo
Kitchen Features	Eat-In, Island, Pantry, Dishwasher	Laundry Room	In Garage, Separate Room
# of Fireplaces	#1.0	Fireplace Type	Insert
Heating	Radiant (hydronic floor heat), Propane	# of Water Heaters	#2
Water Heater	Propane	Utilities Installed	Propane, Septic, Cistern/Tank, Generator, Pvt. Wtr Delivery Av, Wtr Haul Available, Wind Turbine, Solar
Interior Amenities	Solar Tube	Views	S.F. Peaks, Mountains, Panoramic
Garage Type	Attached	Roads	Dirt, Winter Access
Location	Rural, Borders State Land	Foundation	Slab
Construction	Wood/Frame (post & beam), Other (straw bale)	Exterior	Stucco
Roof	Metal	Windows	Double Pane
Floor Covering	Other (polished concrete)	Style	Single Level
Exterior Amenities	Storage Shed, RV Parking, Perimeter Fncd, Covered Patio, Horses OK, Farm Animals OK, Dogs/Cats OK	Ceiling	High

Featured properties may not be listed by the office/agent presenting this brochure.

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U.S. Patent 6,910,045



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