


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

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Client Detail Report

Listings as of 08/03/11 at 4:19pm

Active 08/01/11	Listing # 146356	43049-D Alpine Ranch Flagstaff, AZ 86004	Listing Price: \$125,000
	County: Coconino	Cross St: Leupp Road	
	Prop Type	Residential	Prop Subtype(s) Manufactured
	Region	ER - 586	
	Beds	2	Approx Square Feet 1200 Owner
	Baths	2	Price/Sq Ft \$104.17
	Year Built	1990	Lot Sq Ft (approx) 435600
	APN	30343094D	Lot Acres (approx) 10.000
	DOM	2	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** Townsend Winona to Leupp Road. Off dirt road approx. 4 miles. Call office for map/directions.

Marketing Remark Here is your chance for sustainable living completely off the grid. This 2 bedroom 2 bath home is solar powered and sits on a ten acre parcel surrounded by amazing views. If you love peace & quiet this is a property to see. A 2500 gallon cistern is located in it's own out building and an additional structure could be utilized as a workshop. For off-grid living at it's best this is the property to see! Located off Leupp Road with about a 30 minute drive to Flagstaff city. Owner may carry!

Key Words

Owner May Carry	Yes	Veg Density	Lightly Treed
Vegetation	Juniper/Pinon	Year Built Range	1981-1990
Garage Capacity	None	Terrain	Rolling
Year Blt Source	County	Zoned	G-10
Builder	Cavco	Apprx SqFt	#992.00
Taxes	\$247.00	Tax Year	2010
Transaction Subtype	None	Possession	At COE
Sellers Option	Cash, OMC 1st, Submit	Master Bdrm Features	MBr Main, MBr w/Bath
Living Room	Yes	Living Room Features	Fireplace
Family Room	No	Dining Room	Yes
Dining Room Features	Kit/DR Combo	Kitchen Features	Breakfast Bar, Gas Range
Laundry Room	Separate Room	Other Rooms	Study/Den/Library
# 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	Propane, Septic, Cistern/Tank, Satellite Dish, Wtr Haul Available, Solar	Views	Mountains, Panoramic
Roads	Dirt, Winter Access	Location	Rural
Foundation	Piers	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Vinyl
Style	Single Level, Single Wide	Exterior Amenities	Storage Shed (2 sheds: 12x16 & 8x10), Workshop (unfinished 16x20), RV Parking, Partial Fncd, Open Deck, Horses OK, Farm Animals OK, Dogs/Cats OK
Ceiling	Standard		

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

