


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

## Client Detail Report

Listings as of 07/02/10 at 4:21pm

<b>Active 07/02/10</b>	<b>Listing # 141791</b>	<b>1023 E Hillcrest Dr Flagstaff, AZ 86004-1605</b>	<b>Listing Price: \$399,900</b>
	<b>County: Coconino</b>	<b>Cross St: Grandview</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Single Family
	<b>Region</b>	NEC - 405	
	<b>Beds</b>	5	<b>Approx Square Feet</b> 3015 Owner
	<b>Baths</b>	2.75	<b>Price/Sq Ft</b> \$132.64
	<b>Year Built</b>	1968	<b>Lot Sq Ft (approx)</b> 14810
	<b>APN</b>	10904030A	<b>Lot Acres (approx)</b> 0.340
	<b>DOM</b>	0	

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** Cedar, North on West Street, Left on Grandview, Left on Hillcrest

**Marketing Remark** Panoramic views of Mt. Elden from the front deck and Buffalo Park and Forest access out the back door add to the charm of this 5 bedroom, 3 bath mid-century modern hacienda. Located on a large 1/3 acre lot surrounded by old growth Ponderosa Pines and oak trees in the center of town close to the hospital, shopping, Coconino National Forest and the Flagstaff Urban Trail System. Enter through a sunny atrium with custom Saltillo tile, T&G ceilings, skylights and an abundance of natural light. Substantial remodeling and renovation has been completed over the past 5 years with many unique and upgraded features and finishes while still retaining the unique character of the architecture. Some of these custom details include new bamboo and travertine flooring, traditional English rock retaining walls and steps leading into the forest, front and rear covered patios. Call today to schedule your showing and come see all this and much much more!

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1961-1970	<b>Garage Capacity</b>	Two
<b>Square Ft Range</b>	3001-3500	<b>REO</b>	No
<b>Short Sale</b>	No	<b>Legal Description 1</b>	Grand View Homes Un. 2 Lots 95 & 96. Sec
<b>Zoned</b>	SFR	<b>Apprx SqFt</b>	#3015.00
<b>Taxes</b>	\$1712.66	<b>Tax Year</b>	2009
<b>Possession</b>	At COE	<b>Sellers Option</b>	Cash, Conventional, FHA, VA
<b>Exist Finan/Fee/Doc</b>	SPDS, Lead Base Disc.	<b>Bedroom Features</b>	MBr Main, MBr w/Bath, Split Floorplan
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Wet Bar, Fireplace (Wood Stove)
<b>Family Room</b>	Yes	<b>Family Room Features</b>	Fireplace
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	LR/DR Combo
<b>Kitchen Features</b>	Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range, Double Oven	<b>Laundry Room</b>	In Hallway, Washer/Dryer
<b>Other Rooms</b>	Bonus Room (Atrium)	<b># of Fireplaces</b>	#2.0
<b>Fireplace Type</b>	Wood Stove, Wood Fireplace	<b>Heating</b>	Forced Air Gas
<b># of Furnaces</b>	#1.0	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electricity, Natural Gas, City Water, City Sewer, Telephone	<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector
<b>View</b>	Mountains, Panoramic, Forest	<b>Garage</b>	Attached (2 CAR)
<b>Roads</b>	Paved, Winter Access	<b>Road Maintenance</b>	City
<b>Snow Removal</b>	City	<b>Location</b>	Cul-de-sac
<b>Foundation</b>	Slab	<b>Construction</b>	Wood/Frame, Masonry
<b>Exterior</b>	Brick	<b>Roof</b>	Other
<b>Windows</b>	Single Pane	<b>Floor Covering</b>	Wood (Bamboo), Ceramic Tile (saltillo)
<b>Style</b>	Single Level	<b>Exterior Amenities</b>	Landscaped, Covered Patio, Dogs/Cats OK
<b>Ceiling</b>	Standard	<b>Flood Zone</b>	D-Undetermined

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

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