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Client Detail Report

Listings as of 05/28/08 at 4:50pm

Active 05/23/08	Listing # 131200	17023 Alpine Ranches Flagstaff, AZ 86004	Listing Price: \$495,000
	County: Coconino	Cross St: Leupp Road	


[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	Other - 10		
Beds	3	Approx Square Feet	1300 Owner
Baths	1	Price/Sq Ft	\$457.69
Year Built	2006	Lot Sq Ft (approx)	1742400
APN	30317023	Lot Acres (approx)	40.000
DOM	5		

Directions Call CLO for directions and map. Townsend Winona to Leupp Road.

Marketing Remark Beautiful home with many upgrades on 40 acres that is heavily treed with junipers! Talk about attention to detail - construction includes hardy siding on the house and concrete siding on the garage. Inside this gorgeous 3 bedroom, 1 bath home there is so much to appreciate; it boasts a spacious, open floor plan with vaulted T&G pine ceilings, pine walls and Anderson Windows. There is so much to offer including an over-sized drive-through 2 car detached garage, covered porch, peak views and wonderful landscaping - soon the front will be adorned with hundred of flowers! A must see to appreciate.

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	2001 +	Garage Capacity	Two
Lot Size Range	10 Acres +	Square Ft Range	1251-1500
Legal	Nw4nw4 Sec 25 22n-10e 40.00ac.	Zoned	G-10
Description 1		Possession	At COE
Apprx SqFt	#1300.00	Exist	Land Discl Affidavit, SPDS
Owner May Sell	Cash	Finan/Fee/Doc	
Bedroom	MBr Upper	Living Room	Yes
Features		Family Room	No
Living Room	Cath/Vltd Ceilings (T&G Vaulted Pine Ceilings & Walls)	Dining Room	Kit/DR Combo
Features		Features	
Dining Room	Yes	Laundry Room	Separate Room
Kitchen	Island, Walkin Pantry, Gas Range, Microwave	# of Fireplaces	#1.0
Features		Water Heater	Propane
Other Rooms	Loft (Used for Masterbedroom)	Interior	Ceiling Fan, Smoke Detector
Fireplace Type	Pellet Stove (Heating)	Amenities	
Utilities Installed	Propane, Septic, Cistern/Tank (3600 Gallons), Generator (20 K)	Garage	Detached (Oversized-Drive thru)
View	S.F. Peaks, Mountains (Surrounding Craters), Panoramic	Road	Private
Roads	Dirt	Maintenance	
Snow Removal	Private	Location	Rural, Borders St.LD, Winter Accessible
Foundation	Crawl Space, Stemwall	Construction	Wood/Frame
Exterior	Composite (Hardy Siding)	Roof	Metal
Windows	Double Pane, Wood Frame (Anderson Windows)	Floor Covering	Laminate
Style	Multi Level, Cabin	Exterior	Storage Shed, RV Parking, Landscaped, Satellite Dish (Two), Dog Run, Partial Fncd (Horse set up), Perimeter Fncd, Corrals, Open Deck, Covered Deck, Horses OK, Farm Animals OK, Dogs/Cats OK, Juniper/Pinon
Ceiling	Vaulted/Cathedral	Amenities	
		Flood Zone	D-Undetermined

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