


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

Client Detail Report

Listings as of 06/19/10 at 1:54pm

Active 05/24/10	Listing # 141070	2231 E C O Bar Tr Flagstaff, AZ 86001	Listing Price: \$249,900
	County: Coconino	Cross St: Lake Mary Road	
	Prop Type	Residential	Prop Subtype(s) Single Family
	Region	SWC - 215	
	Beds	3	Approx Square Feet 1395 Other
	Baths	1	Price/Sq Ft \$179.14
	Year Built	1973	Lot Sq Ft (approx) 44867
	APN	11505007	Lot Acres (approx) 1.030
	DOM	26	

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

Listing Office Village Land Shoppe

Directions Lake Mary Road left on J Diamond Rd. left on CO Bar Trail. House at end of street on left.Call

Marketing Remark Fantastic opportunity for horse property within city limits! A rare find offering a 1395 sq. ft. home on 1.03 acres (which backs up to National Forest) with a trail right outside your door. Delightful home has a bright & open split floor plan with nice finishing touches such as wood trim around the windows, built-in linen storage in the bathroom and a huge walk in closet in the master bedroom. On top of all that you'll find a wonderful sun room off the back of the house which provides additional square footage and features ceramic tile and an built in roll down shade allowing for year round use.

Key Words

Owner May Carry	No	Veg Density	Lightly Treed
Year Built Range	1971-1980	Garage Capacity	None
Square Ft Range	1251-1500	REO	No
Short Sale	No	Legal Description 1	Frontier Homesites Tr 3 Owner:michael &
Apprx SqFt	#1395.00	Taxes	\$959.68
Tax Year	2009	Possession	At COE
Sellers Option	Cash, Conventional, FHA, VA	Exist Finan/Fee/Doc	SPDS, Lead Base Disc.
Bedroom Features	MBr Main	Living Room	Yes
Family Room	No	Dining Room	Yes
Dining Room Features	LR/DR Combo	Kitchen Features	Dishwasher, Garbage Disposal, Refrigerator, Gas Range
Laundry Room	Separate Room (3rd bedroom/office)	Other Rooms	Bonus Room (Sun Room additional sq.ft. not added), Converted Garage (3rd bedroom/office)
Heating	Forced Air Gas, Wall Unit (only in 3rd Bedroom/office)	# of Furnaces	#1.0
Water Heater	Natural Gas	Utilities Installed	Electricity, Natural Gas, City Water, Septic, Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector, Other (CO2)	View	Forest
Roads	Cindered	Road Maintenance	City
Snow Removal	City	Location	Cul-de-sac, Rural, Borders F.S.
Foundation	Crawl Space, Stemwall	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane, Wood Frame	Floor Covering	Wall to Wall Carpet, Ceramic Tile
Style	Single Level	Exterior Amenities	Storage Shed, Workshop, RV Parking, Partial Fncd, Horses OK, Farm Animals OK, Dogs/Cats OK, Ponderosa, Other Trees
Ceiling	Standard	Flood Zone	D-Undetermined

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

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