


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

## Client Detail Report

Listings as of 09/28/09 at 11:07am

<b>Active 05/02/09</b>	<b>Listing # 135931</b>	<b>299 Antelope Ovi Flagstaff, AZ 86001-9699</b>	<b>Listing Price: \$164,900</b>
	<b>County: Coconino</b>	<b>Cross St: Toho Trail</b>	
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Manufactured
	<b>Region</b>	SR - 720	
	<b>Beds</b>	2	<b>Approx Square Feet</b> 1536 County
	<b>Baths</b>	2	<b>Price/Sq Ft</b> \$107.36
	<b>Year Built</b>	1979	<b>Lot Sq Ft (approx)</b> 12660
	<b>APN</b>	11619011	<b>Lot Acres (approx)</b> 0.291
	<b>DOM</b>	149	

[See Additional Pictures](#) [See Virtual Tour](#)**Listing Office** Village Land Shoppe

**Directions** I-17 south exit #333 Kachina Village. Go right on Kachina Trail, left on Pinon Trail, left on Toho Trail and 1st left to Antelope Ovi.  
**Marketing Remark** Reduced price! Well kept manufactured home in Kachina Village. 2 bedroom, 2 bath, 1536 sq. ft., built in 1979 on a large, nicely treed 12,660 sq. ft. (0.291 acres) lot. Home features vaulted ceilings in living room with a wood stove, a cozy sitting area with fire place, newer double pane vinyl clad low-e windows, natural gas water heater (natural gas plumbed to stove, laundry and fire place), 220W wired to back deck (just bring your hot tub) and this large corner lot of a cul-de-sac is zoned for single family site built homes.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1971-1980	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1501-1750
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal</b>	Kachina Village #5 Lot 299 1979 Country	<b>Assmt \$</b>	Paving due
<b>Description 1</b>		<b>Taxes</b>	\$593.48
<b>Apprx SqFt</b>	#1536.00	<b>Possession</b>	At COE
<b>Tax Year</b>	2008	<b>Exist</b>	SPDS
<b>Owner May Sell</b>	Cash, Conventional, FHA (Needs FHA approved foundation system)	<b>Finan/Fee/Doc</b>	
<b>Bedroom Features</b>	MBr Main, MBr w/Bath	<b>Living Room</b>	Yes
<b>Living Room Features</b>	Cath/Vltd Ceilings	<b>Family Room</b>	Yes
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Dishwasher, Garbage Disposal, Refrigerator, Electric Range (Plumbed for natural gas), Double Oven	<b>Laundry Room</b>	Separate Room, Washer/Dryer (Plumbed for natural gas)
<b># of Fireplaces</b>	#2.0	<b>Fireplace Type</b>	Wood Stove, Other (Fire place (plumbed for natural gas))
<b>Heating</b>	Forced Air Gas	<b># of Furnaces</b>	#1.0
<b>Water Heater</b>	Natural Gas	<b>Utilities Installed</b>	Electric, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
<b>Interior Amenities</b>	Ceiling Fan, Smoke Detector	<b>View</b>	Panoramic, Forest
<b>Roads</b>	Paved	<b>Road Maintenance</b>	County
<b>Snow Removal</b>	Cnty	<b>Location</b>	Cul-de-sac, Rural, Winter Accessible
<b>Foundation</b>	Crawl Space	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Vinyl Siding	<b>Roof</b>	Asphalt Shingle
<b>Windows</b>	Double Pane (Vinyl clad low-e windows)	<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl
<b>Style</b>	Double Wide	<b>Exterior Amenities</b>	RV Parking, Satellite Dish, Open Deck, Covered Deck, Dogs/Cats OK, Ponderosa
<b>Ceiling</b>	Vaulted/Cathedral	<b>Flood Zone</b>	D-Undetermined

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

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