

### Client Detail Report

Listings as of 06/02/08 at 3:14pm

<b>Active 06/02/08</b>	<b>Listing # 131375</b>	<b>3080 S Walkup Dr Flagstaff, AZ 86001-8977</b>	<b>Listing Price: \$359,900</b>
	<b>County: Coconino</b>	<b>Cross St: University Heights D</b>	



[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Single Family
<b>Region</b>	SWC - 255		
<b>Beds</b>	3	<b>Approx Square Feet</b>	1674 County
<b>Baths</b>	2.50	<b>Price/Sq Ft</b>	\$214.99
<b>Year Built</b>	1987	<b>Lot Sq Ft (approx)</b>	15740
<b>APN</b>	11221024	<b>Lot Acres (approx)</b>	0.361
<b>DOM</b>	0		

**Directions** University Heights Drive North, Left on Toxler. Home on corner of Troxler & Walkup

**Marketing Remark** Light & Bright! Wonderful 3 bedroom, 2.5 bath, 1674 sq. ft. home located on a 15,740 sq. ft. lot in University Heights. Vaulted ceilings, wood floors, stain grade trim, each bedroom has a ceiling fan, as do the Living/Family rooms. Outside you'll find a huge patio to enjoy the large treeed/grass backyard as well as the Malapais Rock Flower bed!

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1991-2000	<b>Garage Capacity</b>	Two
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	1501-1750
<b>Legal</b>	University Heights Sub Lot 457	<b>Apprx SqFt</b>	#1674.00
<b>Description 1</b>		<b>Tax Year</b>	2007
<b>Taxes</b>	\$1477.32	<b>Owner May Sell</b>	Cash, Conventional, FHA, VA
<b>Possession</b>	At COE	<b>Bedroom</b>	MBr Upper
<b>Exist</b>	SPDS	<b>Features</b>	
<b>Finan/Fee/Doc</b>		<b>Living Room</b>	Cath/Vltd Ceilings
<b>Living Room</b>	Yes	<b>Features</b>	
<b>Family Room</b>	Yes	<b>Dining Room</b>	Yes
<b>Dining Room</b>	LR/DR Combo	<b>Kitchen</b>	Eat-In, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator
<b>Features</b>		<b>Features</b>	
<b>Laundry Room</b>	Separate Room	<b># of Fireplaces</b>	#1.0
<b>Heating</b>	Forced Air Gas	<b>Water Heater</b>	Natural Gas
<b>Utilities Installed</b>	Electric, Natural Gas, City Water, City Sewer, Broadband, Telephone	<b>Interior</b>	Ceiling Fan, Smoke Detector, Skylight
<b>Garage</b>	Attached	<b>Amenities</b>	
<b>Road</b>	City	<b>Roads</b>	Paved
<b>Maintenance</b>		<b>Snow Removal</b>	City
<b>Location</b>	Winter Accessible	<b>Construction</b>	Wood/Frame
<b>Exterior</b>	Wood Siding	<b>Roof</b>	Wood Shake
<b>Windows</b>	Double Pane	<b>Floor Covering</b>	Wood, Wall to Wall Carpet, Vinyl
<b>Style</b>	Multi Level	<b>Exterior</b>	Workshop, Perimeter Fncd, Open Patio, Covered
<b>Ceiling</b>	Vaulted/Cathedral	<b>Amenities</b>	Patio, Dogs/Cats OK, Ponderosa
		<b>Flood Zone</b>	D-Undetermined

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3080 S. Walkup Drive Features:

- Large Family Room With Wood Stove
- Hardwood Floors
- Stain Grade Trim & Doors
- Tall Vaulted Ceilings In Living Room
- Vaulted Ceilings Master Bedroom
- Plant Shelf in Master Bedroom
- Makeup Station In Master Bath
- Dining Room & Separate Breakfast Nook
- Lots of Windows
- Ceiling Fans in Every Bedroom
- Ceiling Fans in Living/Family Rooms
- 15,740 Sq. Ft. Lot
- Huge Patio Made With Pavers
- South Facing Driveway
- Malpais Rock Lined Flower Garden
- Grass backyard