


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

Client Detail Report

Listings as of 03/09/11 at 2:09pm

Active 10/14/09	Listing # 138369	3059-(472) White Cone (Dinnebito) Tr Flagstaff, AZ 86001-9640 Listing Price: \$250,000		
	County: Coconino	Cross St: Kweo Trail		
	Prop Type	Residential	Prop Subtype(s)	Single Family
	Region	SR - 720		
	Beds	5	Approx Square Feet	2205 County
	Baths	4	Price/Sq Ft	\$113.38
	Year Built	1986	Lot Sq Ft (approx)	12434
	APN	11627035	Lot Acres (approx)	0.285
	DOM	509		

[See Additional Pictures](#)[See Virtual Tour](#)**Listing Office** Village Land Shoppe**Directions** I-17 south exit 333, right on Kachina Blvd. right on Kachina Trail, left on Kona Trail, left on Kweo Trail, left on White Cone Trail (former Dinnebito Trail).**Marketing Remark** **What an incredible home!** This 2205 sq. ft. home has 5 bedrooms, 4 baths which sits on a gorgeous canyon lot in Kachina Village and has so much to offer. The great room has T&G vaulted ceilings, wood laminate flooring, and one wall with floor to ceiling windows giving you the perfect view of the heavily treed canyon. Two bedrooms on the lower level featuring private bathrooms and share another great room with a kitchenette making it ideal for a mother-in-law quarters. The master bedroom is it's own private retreat on the upper level, complete with T&G vaulted ceilings, private balcony, and a separate sitting area which features a phenomenal view. Outside you'll find multi-level decks & a jacuzzi for your enjoyment. With so many things to appreciate (including a great price) this home is a MUST SEE!**Key Words**

Owner May Carry	No	Veg Density	Heavily Treed
Vegetation	Other	Year Built Range	1981-1990
Garage Capacity	None	Terrain	Sloped
Year Blt Source	County	Legal Description 1	Kachina Village #8 Lot 472
Zoned	RS-6000	Builder	Page
Apprx SqFt	#2205.00	Taxes	\$1512.00
Tax Year	2010	Transaction Subtype	None
Possession	At COE, Subject To Tenancy (Now Month to Month)	Sellers Option	Cash, Conventional, FHA, VA
Exist Finan/Fee/Doc	SPDS, Trustee Sale Notice	Master Bdrm Features	MBr Upper (Vaulted Ceilings T&G), MBr w/Bath, Split Floorplan
Living Room	Yes	Living Room Features	Cath/Vltd Ceilings (T&G)
Family Room	Yes (With Kitchenette or Guest Suite etc.)	Dining Room	Yes
Dining Room Features	LR/DR Combo	Kitchen Features	Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range, Electric Range, Microwave
Laundry Room	In Hallway	Other Rooms	In-Law Quarters, Guest Quarters (Or Family Room or In-Law Quarters), Loft
# of Fireplaces	#2.0	Heating	Wall Unit
Water Heater	Electric	Utilities Installed	Electricity, Natural Gas, Private Water Co., Private Sewer Co., Telephone, TV Cable
Interior Amenities	Ceiling Fan, Smoke Detector, Jac/Spa/Hot Tub, Skylight	Views	Panoramic, Forest
Roads	Paved, Winter Access	Road Maintenance	County
Snow Removal	County	Location	Rural
Foundation	Full Basement, Walk-Out Basement, Crawl Space, Slab	Construction	Wood/Frame
Exterior	Wood Siding	Roof	Asphalt Shingle
Windows	Double Pane	Floor Covering	Ceramic Tile, Laminate
Style	Multi Level	Exterior Amenities	Jac/Spa/Hot Tub, Storage Shed, Partial Fncd, Open Deck, Covered Deck, Dogs/Cats OK
Ceiling	Vaulted/Cathedral	Flood Zone	C-Minimal

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

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U.S. Patent 6,910,045

