


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

Client Detail Report

Listings as of 11/06/09 at 12:23pm

Active 10/14/09	Listing # 138369	472 Dinnebito Tr Flagstaff, AZ 86001-9640	Listing Price: \$299,900
	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 \$136.01
	Year Built	1986	Lot Sq Ft (approx) 12434
	APN	11627035	Lot Acres (approx) 0.285
	DOM	23	

[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 Dinnebito.

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
Year Built Range	1981-1990	Garage Capacity	None
Lot Size Range	0-.99 Acres	Square Ft Range	2001-2500
REO	No	Short Sale	No
Legal Description 1	Kachina Village #8 Lot 472	Zoned	RS-6000
Builder	Page	Apprx SqFt	#2205.00
Taxes	\$1284.38	Tax Year	2009
Possession	At COE, Subject To Tenancy (Lease till August 2010)	Owner May Sell	Cash, Conventional, FHA, VA
Exist Finan/Fee/Doc	SPDS, Trustee Sale Notice	Bedroom Features	MBr Upper (Vaulted Ceilings T&G), MBr w/Bath, Split
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	Guest Suite (Or Family Room or In-Law Quarters), Loft
# of Fireplaces	#2.0	Fireplace Type	Gas Log
Heating	Wall Unit	Water Heater	Electric
Utilities Installed	Electric, Natural Gas, Private Water Co., Private Sewer Co., Sump Pump, Telephone, TV Cable	Interior Amenities	Ceiling Fan, Smoke Detector, In-Law Quarters (Or Family Room or Guest Suite), Jac/Spa/Hot Tub, Skylight
View	Panoramic, Forest	Roads	Paved
Road Maintenance	County	Snow Removal	Cnty
Location	Rural, Winter Accessible	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, Dog Run, Partial Fncd, Open Deck, Covered Deck, Dogs/Cats OK, Ponderosa	Ceiling	Vaulted/Cathedral
Flood Zone	C-Minimal		

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