


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

## Client Detail Report

Listings as of 09/30/09 at 2:21pm

<b>Active 09/30/09</b>	<b>Listing # 138248</b>	<b>734 Kachina Tr Flagstaff, AZ 86001-9674</b>	<b>Listing Price: \$239,900</b>
	<b>County: Coconino</b>	<b>Cross St: Mesa Trail</b>	
		<b>Prop Type</b>	Residential
		<b>Region</b>	SR - 720
		<b>Beds</b>	4
		<b>Baths</b>	2.75
		<b>Year Built</b>	2005
		<b>APN</b>	11624007
		<b>DOM</b>	0
		<b>Prop Subtype(s)</b>	Manufactured
		<b>Approx Square Feet</b>	2414 Appraiser
		<b>Price/Sq Ft</b>	\$99.38
		<b>Lot Sq Ft (approx)</b>	8956
		<b>Lot Acres (approx)</b>	0.206

[See Additional Pictures](#)

Listing Office Village Land Shoppe

**Directions** I-17 south exit #333 Kachina Village, right on Kachina Blvd., right on Kachina Trail pass Mesa Trail 3rd home on right side.

**Marketing Remark** **If you need tons of space at a very affordable price, then check out this INCREDIBLE value!!** This 4 bd, 2 3/4 ba, 2415 sq.ft. home has been meticulously maintained & is ready for somebody to call home. Walk in & feel right at home with vaulted ceilings, spacious floor plan, living room(with wood burning stove & river rock hearth), a sunken living room(with 2 ceiling fans & plantation blinds) offering the perfect set up to entertain or accommodate a large family. Don't forget the gorgeous kitchen with large sky light, island with breakfast bar & more cabinet space than you could dream of. The split floor plan has a large master bedroom with garden tub, separate shower and his & her sinks. A Jack & Jill bath adjoins 2 bedrooms & there is even an office nook so you'll have room for everything. Backyard landscaping has flagstone patios & is perfect to enjoy Flagstaff's great weather. Seller will consider trade.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Few
<b>Year Built Range</b>	2001 +	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	2001-2500
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal Description 1</b>	Kachina Village No 6 Lot 734 05	<b>Zoned</b>	MHP
<b>Builder</b>	Oakwood	<b>Apprx SqFt</b>	#2414.00
<b>Taxes</b>	\$910.42	<b>Tax Year</b>	2008
<b>Possession</b>	At COE	<b>Owner May Sell</b>	Cash, Conventional, FHA, VA, Exchange (See Agent Remarks), Submit (See Agent Remarks)
<b>Exist Finan/Fee/Doc</b>	SPDS	<b>Bedroom Features</b>	MBr Main, MBr w/Bath, Split
<b>Living Room</b>	Yes	<b>Living Room Features</b>	Cath/Vltd Ceilings
<b>Family Room</b>	Yes	<b>Family Room Features</b>	Cath/Vltd Ceilings, Sunken
<b>Dining Room</b>	Yes	<b>Dining Room Features</b>	Kit/DR Combo
<b>Kitchen Features</b>	Eat-In, Island, Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Gas Range, Microwave	<b>Laundry Room</b>	Separate Room
<b># of Fireplaces</b>	#1.0	<b>Fireplace Type</b>	Wood Stove
<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, Skylight	<b>Roads</b>	Paved
<b>Road Maintenance</b>	County	<b>Snow Removal</b>	Cnty
<b>Location</b>	Rural, Winter Accessible	<b>Foundation</b>	Crawl Space, Stemwall
<b>Construction</b>	Wood/Frame	<b>Exterior</b>	Composite
<b>Roof</b>	Asphalt Shingle	<b>Windows</b>	Double Pane
<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl	<b>Style</b>	Single Level, Double Wide
<b>Exterior Amenities</b>	Storage Shed, Landscaped, Partial Fncd, Open Patio, Open 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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