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Client Detail Report

Listings as of 12/02/08 at 1:39pm

Active 11/30/08	Listing # 134102	7540 N Highway 180 Flagstaff, AZ 86001	Listing Price: \$425,000
	County: Coconino	Cross St: Round Tree	



[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	NWR - 620		
Beds	3	Approx Square Feet	1766 County
Baths	2	Price/Sq Ft	\$268.97
Year Built	1988	Lot Sq Ft (approx)	107593
APN	30037026	Lot Acres (approx)	2.470
DOM	2		

Directions North Highway 180, right at driveway (third home before Round Tree Road & Bader road).

Marketing Remark Bright, upgraded chalet-style home on acreage at the base of the San Francisco Peaks near Snow Bowl Road. New carpet, tile, hardwood floors, huge attached garage/workshop, wrap-around deck. Trees/meadow with excellent well. Panaramic views.

Key Words

Owner May Carry No

Year Built Range 1981-1990

Lot Size Range 2 Acres +

Legal To be provided in escrow.

Description 1

Lot Dimensions 185.98x442.42x66x213x120.28x660

Assmt \$ n/a

Taxes \$3386.00

Possession At COE

Exist SPDS, Plat Map

Finan/Fee/Doc

Living Room Yes

Family Room No

Kitchen Breakfast Bar, Dishwasher, Garbage Disposal,

Features Refrigerator, Gas Range

Fireplace Type Wood Stove

of Furnaces #1.0

Utilities Installed Electric, Propane, Shared Well, Septic,

Telephone, TV Cable

View S.F. Peaks, Mountains, Panoramic, Forest

Roads Paved

Snow Removal State

Foundation Crawl Space, Stemwall

Exterior Wood Siding

Windows Double Pane

Style Multi Level

Ceiling Vaulted/Cathedral

Veg Density Meadows/Trees

Garage Capacity Three

Square Ft Range 1751-2000

Zoned RR 2.5

Builder Unknown

Apprx SqFt #1766.00

Tax Year 2008

Owner May Sell Cash, Conventional, FHA, Submit

Bedroom MBr Upper

Features

Living Room Cath/Vltd Ceilings

Features

Dining Room No

Laundry Room Separate Room

Heating Forced Air Gas, Propane

Water Heater Propane

Interior Ceiling Fan, Smoke Detector

Amenities

Garage Attached, Garage Door Opener

Road State

Maintenance

Location Rural, Borders Undev Land, Winter Accessible

Construction Wood/Frame

Roof Asphalt Shingle

Floor Covering Wood, Wall to Wall Carpet, Ceramic Tile

Exterior Storage Shed, RV Parking, Landscaped, Dog

Amenities Run, Partial Fncd, Open Deck, Horses OK,

Dogs/Cats OK, Ponderosa, Meadow

Flood Zone D-Undetermined (Partial A, B, & C)

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

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