

### Client Detail Report

Listings as of 09/18/09 at 10:55am

<b>Active 08/14/09</b>	<b>Listing # 137601</b> <b>County: Coconino</b>	<b>787 Moenkopi Tr Flagstaff, AZ 86001</b> <b>Cross St: Mesa Trail</b>	<b>Listing Price: \$85,000</b>
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[See Additional Pictures](#)

<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Mobile
<b>Region</b>	SR - 720	<b>Approx Square Feet</b>	768 County
<b>Beds</b>	2	<b>Price/Sq Ft</b>	\$110.68
<b>Baths</b>	2	<b>Lot Sq Ft (approx)</b>	7070
<b>Year Built</b>	1970	<b>Lot Acres (approx)</b>	0.162
<b>APN</b>	11624060		
<b>DOM</b>	35		

**Listing Office** Village Land Shoppe

**Directions** I-17 to exit 333, west on Kachina Blvd, right on Kachina Trail, right to stay on Kachina Trail, right on Mesa Trail, left on Moenkopi Trail

**Marketing Remark** Charming single wide on a nice, heavily treed lot! 2 bd, 2 ba & 768 sq. ft. This would make a great seasonal or investment property. Or are you looking for a great lot to put your new manufactured home on? Here it is! Lot has water, sewer, electric and comes with a propane tank (owned not leased). Move in ready and comes with all furniture. 1st time on the market as these are the original owners. Everything in the house conveys.

**Key Words**

<b>Owner May Carry</b>	No	<b>Veg Density</b>	Heavily Treed
<b>Year Built Range</b>	1961-1970	<b>Garage Capacity</b>	None
<b>Lot Size Range</b>	0-.99 Acres	<b>Square Ft Range</b>	601-1000
<b>REO</b>	No	<b>Short Sale</b>	No
<b>Legal</b>	KACHINA VILLAGE NO 6 LOT 787 MH 71	<b>Legal</b>	Century A1058
<b>Description 1</b>	12X64	<b>Description 2</b>	
<b>Zoned</b>	MHP	<b>Builder</b>	Century
<b>Apprx SqFt</b>	#768.00	<b>Taxes</b>	\$413.00
<b>Tax Year</b>	2008	<b>Possession</b>	At COE
<b>Owner May Sell</b>	Cash, Conventional	<b>Exist</b>	SPDS, Lead Base Disc., Plat Map
<b>Bedroom Features</b>	MBr Main	<b>Finan/Fee/Doc</b>	
<b>Living Room Features</b>	Great Room	<b>Living Room</b>	Yes
<b>Kitchen Features</b>	Eat-In, Refrigerator, Electric Range	<b>Dining Room Features</b>	Kit/DR Combo
<b>Utilities Installed</b>	Electric, Propane, Private Water Co. (Public, County, KVID), Private Sewer Co. (Public, County, KVID), Telephone	<b>Heating</b>	Forced Air Gas
<b>Roads</b>	Dirt	<b>Interior Amenities</b>	Smoke Detector, Air Cond. Unit (Window)
<b>Snow Removal</b>	Cnty	<b>Road Maintenance</b>	County
<b>Foundation</b>	Crawl Space	<b>Location</b>	Rural, Winter Accessible
<b>Floor Covering</b>	Wall to Wall Carpet, Vinyl	<b>Roof</b>	Metal
<b>Exterior Amenities</b>	RV Parking, Perimeter Fncd, Dogs/Cats OK, Ponderosa	<b>Style</b>	Single Level, Single Wide
<b>Flood Zone</b>	C-Minimal	<b>Ceiling</b>	Standard

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