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## Client Detail Report

Listings as of 04/24/09 at 12:58pm

|                        |                         |  |                                 |
|------------------------|-------------------------|--|---------------------------------|
| <b>Active 03/02/09</b> | <b>Listing # 135023</b> | <b>855 Homestead Rd Flagstaff, AZ 86001-9701</b> | <b>Listing Price: \$299,900</b> |
|                        | <b>County: Coconino</b> |  |                                 |

[See Additional Pictures](#)

|                   |             |                           |                |
|-------------------|-------------|---------------------------|----------------|
| <b>Prop Type</b>  | Residential | <b>Prop Subtype(s)</b>    | Single Family  |
| <b>Region</b>     | SR - 799    |                           |                |
| <b>Beds</b>       | 3           | <b>Approx Square Feet</b> | 1403 Appraiser |
| <b>Baths</b>      | 2           | <b>Price/Sq Ft</b>        | \$213.76       |
| <b>Year Built</b> | 1987        | <b>Lot Sq Ft (approx)</b> | 125888         |
| <b>APN</b>        | 11513009C   | <b>Lot Acres (approx)</b> | 2.890          |
| <b>DOM</b>        | 53          |                           |                |

**Directions** Mountaineer Road, Left on Osage, Left on SHoshone, Right on Kiowa, Right on Comanche, Left on Cayuga, Right on Kiowa, Right on Huron, Left on Comanche, dirt road for a bit, Right at T, turns left straight ahead on the Right with sign.

**Marketing Remark** Go Green With This Off-grid home. Absolutely beautiful location! This great chalet style home sits on 2.89 acres backing up to National Forest Service with views of the San Francisco Peaks. This 3 bedroom, 2 bath, 1403 sq. ft. property includes a two car garage with workshop, tongue and groove ceiling, rock faced fireplace and completely powered by a pv solar system - no power bills!

## Key Words

**Owner May Carry** No  
**Year Built Range** 1981-1990  
**Lot Size Range** 2 Acres +  
**Legal Description 1** E 396' Of Se4sw4nw4. Exc:w 198' & Exc:n  
**HOA Fee** \$250.00 (not mandatory)  
**Possession** At COE  
**Exist** SPDS, Plat Map  
**Finan/Fee/Doc**  
**Living Room** Yes  
**Kitchen Features** Breakfast Bar, Garbage Disposal, Refrigerator, Gas Range, Microwave  
**Other Rooms** Study/Den/Library, Work Shop, Loft  
**Fireplace Type** Masonry  
**Water Heater** Propane

**Veg Density** Heavily Treed

**Garage Capacity** Two  
**Square Ft Range** 1251-1500  
**Builder** Packard

**Apprx SqFt** #1403.00  
**Owner May Sell** Cash, Conventional, FHA, VA  
**Bedroom** MBr Upper

**Features**  
**Living Room** Cath/Vltd Ceilings  
**Features**  
**Laundry Room** In Kitchen, Washer/Dryer (washer only)

**# of Fireplaces** #1.0  
**Heating** Wall Unit, Solar  
**Utilities Installed** Propane, Septic, Cistern/Tank (undrgrnd, plus500 gln water haul/trailer), Generator, Telephone  
**View** S.F. Peaks, Mountains, Panoramic, Forest

**Interior Amenities** Ceiling Fan, Skylight**Garage** Detached  
**Road** Private**Roads** Dirt  
**Snow Removal** Private

**Maintenance Location** Borders F.S., Winter Accessible  
**Construction** Wood/Frame  
**Roof** Asphalt Shingle  
**Floor Covering** Wall to Wall Carpet, Vinyl, Laminate  
**Exterior Amenities** Storage Shed, Workshop, RV Parking, Perimeter Fncd, Open Deck, Covered Deck, Horses OK, Farm Animals OK, Dogs/Cats OK, Ponderosa

**Foundation** Crawl Space, Stemwall  
**Exterior** Wood Siding  
**Windows** Double Pane  
**Style** Multi Level  
**Ceiling** Vaulted/Cathedral

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