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Client Detail Report

Listings as of 08/20/08 at 2:24pm

Active 08/19/08	Listing # 132792	9 Leupp Rd Flagstaff, AZ 86004-8512	Listing Price: \$340,000
	County: Coconino	Cross St: Townsend Winona	

[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	Other - 10		
Beds	3	Approx Square Feet	2233 County
Baths	2	Price/Sq Ft	\$163.46
Year Built	2002	Lot Sq Ft (approx)	435600
APN	30323001Q	Lot Acres (approx)	10.000
DOM	1		

Directions Townsend Winona to Leupp Road

Marketing Remark Spectacular off-grid living! Looking for a Sustainable home? Here you go! Plenty of power is generated from the sun & wind, but just incase there is a back up generator that automatically kicks on when stored power runs out. Hauled water, propane, satellite TV & internet gives all on-grid conveniences. Other features: 18 Solar Panels (120 watt each), 2700 Gallon Cistern Tank, Two 550 gallon Water Tanks For Hauling, 20 K Generator With Automatic Start, Battery Storage, 4 Outback Inverters (2x 3500w & 2x 2000w), 24 voltage system plus 220 volt, Wind Generator, Daily Generated Power Average Of 7,200 to 11,000w, Swamp Cooler, Granite Countertops, Travertine Backsplash, Huge Walk-in Pantry, Stain Grade Doors & Trim, Radiant In-Floor Heat, Woodstove, Laminate Flooring, Ceramic Tile in Bathrooms, Oversized 2 Car Garage, Raised Bed Gardens, Fenced Patio With Decorative Pavers, 10 Acres, Heavily Treed, Easy Access, Financing Available, Extra 10 Acres Available For \$45,000

Key Words

Owner May Carry	No	Veg Density	Heavily Treed
Year Built Range	2001 +	Garage Capacity	Two
Lot Size Range	10 Acres +	Square Ft Range	2001-2500
Legal	Se4ne4sw4. Sec 15 22n-10e 10 Ac.	Zoned	G-10
Description 1		Apprx SqFt	#2233.00
Builder	Owner	Owner May Sell	Cash, Conventional
Possession	At COE	Bedroom Features	MBr Main, MBr w/Bath, Split
Exist	Land Discl Affidavit, SPDS	Living Room Features	Great Room
Finan/Fee/Doc		Dining Room Features	LR/DR Combo
Living Room	Yes	Laundry Room	Separate Room
Dining Room	Yes	Fireplace Type	Wood Stove
Kitchen Features	Walkin Pantry, Dishwasher, Gas Range, Microwave	Water Heater	Propane
# of Fireplaces	#1.0	Interior Amenities	Ceiling Fan, Smoke Detector, Other (Swamp Cooler)
Heating	Radiant (Floor heating)	Garage Road	Detached, Garage Door Opener Private
Utilities Installed	Propane, Septic, Cistern/Tank (2700 Gallon), Generator (20 K), TV Cable, Pvt. Wtr Delivery Av (Two 550 gallon each water hauling tanks)	Maintenance Location	Rural, Winter Accessible
View	S.F. Peaks, Panoramic	Construction	Wood/Frame
Roads	Dirt	Roof	Asphalt Shingle
Snow Removal	Private	Floor Covering	Wall to Wall Carpet, Ceramic Tile, Laminate
Foundation	Slab	Exterior Amenities	Storage Shed, Barn/Stable, Workshop, RV Parking, Landscaped, Satellite Dish, Dog Run, Perimeter Fncd, Open Patio, Open Deck, Horses OK, Dogs/Cats OK, Juniper/Pinon
Exterior	Wood Siding	Flood Zone	D-Undetermined
Windows	Double Pane		
Style	Single Level		
Ceiling	Standard		

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

All information herein has not been verified and is not guaranteed.

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- Two 550 gallon Water Tanks For Hauling
- 20 K Generator With Automatic Start
- Batteries Storage
- 4 Outback Inverters (2x 3500w & 2x 2000w)
- 24 voltage system plus 220 volt
- Wind Generator
- Daily Generated Power Average Of 7,200 to 11,000w
- Swamp Cooler
- Granite Countertops
- Travertine Backsplash
- Huge Walk-in Pantry
- Stain Grade Doors & Trim
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