

Client Detail Report

Listings as of 07/24/08 at 10:27am

Active 12/01/07	Listing # 128436 County: Coconino	8585 E Jupiter Ln Flagstaff, AZ 86004-1376 Cross St: Slayton	Listing Price: \$270,000
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[See Additional Pictures](#)

Prop Type	Residential	Prop Subtype(s)	Single Family
Region	ER - 535		
Beds	4	Approx Square Feet	1344 County
Baths	2	Price/Sq Ft	\$200.89
Year Built	1992	Lot Sq Ft (approx)	111078
APN	31018013D	Lot Acres (approx)	2.550
DOM	218		


Directions Highway 89A to Townsend-Winona, left on Slayton Ranch Road and left on Jupiter; or 89A to Silver Saddle to the T at Stardust, left on Stardust, right on E. Neptune, right on Slayton Ranch Road, right on Jupiter. Sign on property.

Marketing Remark This is a hard-to-find, affordable FOUR bedroom, two bath, 1,344 square-foot home built in 1992. It features a large master bedroom, bright and roomy country kitchen/dining room combination, comfortable living room, vaulted ceilings, textured walls, efficient wood stove, and two full baths. The home has been lovingly maintained with newer interior paint and approximately two-year-old water heater. Buyers will benefit from a new roof put on the home in February of 2008. It sits on a deep, 2.55 acre lot, has a circular driveway, and a surface drip system to water maturing shrubs and trees planted by the current owners. There's plenty of room in the house for children and pets, and for horses, RV parking, and outdoor activities outside. Take advantage of a recent price reduction to buy one of the best values in four bedroom homes on 2.5 acres in Northern Arizona!

Key Words

Owner May Carry	No
Year Built Range	1991-2000
Lot Size Range	2 Acres +
Legal Description	W2E2W2N2SW4SE4. SEC 24 22N-8E
1	
Lot Dimensions	169 X 669 Feet
Possession	At COE
Exist	SPDS, Plat Map
Finan/Fee/Doc	
Living Room	Yes
Family Room	No
Dining Room	Kit/DR Combo
Features	
Laundry Room	Separate Room
Fireplace Type	Wood Stove
# of Furnaces	#1.0
Utilities Installed	Electric, Propane, Private Water Co., Septic, Broadband, Telephone, TV Cable
View	S.F. Peaks, Mountains, Panoramic, Forest
Road Maintenance	Private
Location	Rural, Winter Accessible
Construction	Wood/Frame
Roof	Asphalt Shingle
Floor Covering	Wall to Wall Carpet, Vinyl
Exterior Amenities	Storage Shed, RV Parking, Landscaped, Sprinklers/Drip Sys (Surface Drip System.), Open Patio, Horses OK, Farm Animals OK, Dogs/Cats OK, Juniper/Pinon, Meadow, Other Trees
Flood Zone	D-Undetermined

Veg Density	Meadows/Trees
Garage Capacity	None
Square Ft Range	1251-1500
Zoned	Residential
Builder	Randall
Owner May Sell	Cash, Conventional
Bedroom Features	MBr w/Bath
Living Room Features	Cath/Vltd Ceilings
Dining Room	Yes
Kitchen Features	Breakfast Bar, Dishwasher, Garbage Disposal, Refrigerator, Gas Range
# of Fireplaces	#1.0
Heating	Forced Air Gas, Propane
Water Heater	Propane
Interior Amenities	Ceiling Fan, Smoke Detector
Roads	Dirt
Snow Removal	Private
Foundation	Slab
Exterior	Composite
Windows	Double Pane
Style	Single Level
Ceiling	Vaulted/Cathedral

Presented By:	Kurt Wildermuth	RE/MAX Peak Properties
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