

Provided as a courtesy of Tracey Sands 928-899-4144 SANDS REALTY 928-899-0896

Listing Office: SANDS REALTY



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County:	Yavapai	Aprx SqFt:	3,302	WH Gallons:	
Subdivision:	Inscription Canyon Ranch	Total Liveable SqFt:	3,982	Zoning:	SFR
Neighborhood:	N/A	LP/SqFt:	221	Total Parking:	5
Lot #:	207	Residential Type:	Site Built Single Family	Total Garage:	5
Lot Size:	47480	Stories:	1	RV Gar/Pkng:	Yes
Tax Parcel:	306-55-215	Bedrooms:	3	Garage Att/Det:	3/2
Aprx Acres:	1.09	Split:	No	Carport Att/Det:	0/0
Year Built:	2002	Buildings:	2	Source of Measuremnt:	County Assessor
Tax Year:	2017	Tot Baths:	4		
Res. Status:	Existing	Full-3/4-1/2:	3-0-1		
		Guest House:	Bathrooms: 1 Bedrooms: 0 SqFt: 680		

Legal: INSCRIPTION CANYON RANCH PAD SOUTH UNIT 4 PHASE 1 SEC 27-16-3W L OT 207 CONT 1.09AC M&P 40/89-90

REO/Short Sale:	Not Applicable	Home Warranty:	Negotiable	Land Lease:	No
Auction:		Taxes:	4,649		
HOA Y/N/Type:	No	Tax Year:	2017		
HOA Dues \$:		Assessments \$:			

Interior Features: Beamed Ceiling; Ceiling Fan(s); Central Vac-Plumbed; Counters-Granite; Fireplace-Gas; Garage Door Opener(s); Intercom; Kitchen Island; Live on One Level; Master On Main; Raised Ceilings 9+ft; Security System; Smoke Detector(s); Utility Sink; Walk-In Closet(s); Wash/Dry Connection

Exterior Features: Driveway-Concrete; Driveway-Paver; Fence - Backyard; Guest House; Landscaping-Front; Landscaping-Rear; Outdoor Fireplace; Patio - Covered; Screens/Sun Screens; Storm Gutters

Appliances: Convection Oven; Cooktop; Dishwasher; Disposal; Microwave; Range - Gas; Refrigerator; Water Softener-Owned

Utilities Installed: Cable TV; Electricity; Individual Meter; Leased - Propane Tnk; Sol/Gen/Wnd; Telephone; Water - Private Co; WWT - Private Sewer

Style: Santa Fe/Pueblo

Heating: Forced - Gas; Solar

Foundation/Basement: Found - Slab

Flooring: Laminate; Tile; Wood

Roof: Rolled/Hot Mop

Views: Juniper/Pinon

Water Heater: Propane

Records Available: None

Subdivision Features: None

Cooling: Ceiling Fan(s); Central Air

Construction: Adobe; Frame - Wood; Stucco

Window/Coverings: Horizontal Blinds; Screens; Vertical Blinds

Topo/Location: Juniper/Pinon; Level; Rural

RV/Garage/Park: Parking Spaces; RV - Hookups

Road Acc/Maint: Access-County; Access-Paved; Maint-County

Pets/Animals: Domestic

Other Rooms: Family Room; Laundry Room; Office

Possession: At Recordation

Terms & Conditions: 1031 Exchange; Cash; Conventional; FHA; VA

Directions: West on 89A, turn right onto N Williamson Valley Rd, turn left onto W Almosta Ranch Rd, turn right onto Yaqui Dr and sign is on right.

Remarks: This is a dream home in one of the most exclusive neighborhoods in Prescott. From the driveway to the RV parking space in the back, not a detail was spared in this incredible home. The interior of the home features a touch of western with beautiful, modern features to compliment it. Wooden floors, granite countertops, gorgeous fans, and new paint all finish the inside. The front and backyard come freshly and fully landscaped. A serene waterfall compliments the grand fireplace in the backyard to create the perfect setting. The detached man cave/ garage comes complete with a bathroom and living space. Make this dream home your reality. Follow this link: <http://www.tourfactory.com/1991361>

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