

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

Listing Office: SANDS REALTY



County:	Yavapai	Aprx SqFt:	3,521	WH Gallons:	100
Subdivision:	Eagle Ridge	Total Liveable		Zoning:	SF-12
Neighborhood:	N/A	SqFt:	3,521	Total Parking:	4
Lot #:		LP/SqFt:	196	Total Garage:	4
Lot Size:		Residential	Site Built Single	RV Gar/Pkng:	No
Tax Parcel:	105-08-097A	Type:	Family	Garage Att/Det:	4/0
Aprx Acres:	0.7	Stories:	2	Carpport Att/Det:	0/0
Year Built:	1993	Bedrooms:	3	Source of	County
Tax Year:		Split:	No	Measurmnt:	Assessor
Res. Status:	Existing	Buildings:			
		Tot Baths:	5		
		Full-3/4-1/2:	4-0-1		

Legal: Eagle Ridge (replat) Lot 91 NW4 Sec 27-14-2W

REO/Short Sale: Not Applicable Home Warranty: Negotiable Land Lease: No

Auction: Taxes:

HOA Y/N/Type: No Tax Year:

HOA Dues \$: Assessments \$:

Interior Features: Ceiling Fan(s); Central Vacuum; Counters-Granite; Fireplace-Gas; Fireplace-Woodburn; Formal Dining Area; Garage Door Opener(s); Garden Tub; Jetted Tub; Kitchen Island; Live on One Level; Raised Ceilings 9+ft; Sauna; Skylight(s); Smoke Detector(s); Sound Wired; Utility Sink; Walk-In Closet(s); Wash/Dry Connection

Exterior Features: Deck - Covered; Driveway-Concrete; Drought Tolerant Spc; Fence - Backyard; Landscaping-Front; Landscaping-Rear; Permanent BBQ; Porch - Covered; Screens/Sun Screens; Sprinkler/Drip; Storm Gutters; Workshop

Appliances: Convection Oven; Dishwasher; Disposal; Microwave; Range - Gas; Refrigerator; Trash Compactor; Wall Oven

Utilities Installed: 220; Cable TV; Electricity; Natural Gas; Telephone; Underground; Water - City; WWT - City Sewer

Style: Contemporary; Walkout Basement

Heating: Forced - Gas; Hot Water; Zoned

Foundation/Basement: Bsmt - Crawl

Flooring: Carpet; Laminate; Tile; Wood

Roof: Composition

Views: Boulders; City; Mingus Mountain; Mountains; Panoramic; SF Peaks; Valley;

Other - See Remarks

Water Heater: Natural Gas; Re-Circulating

Records Available: None

Subdivision Features: None

Cooling: Ceiling Fan(s); Central Air; Zoned

Construction: Frame - Wood; Stone; Stucco

Window/Coverings: Double Pane; Screens; Vinyl; Wood

Topo/Location: Cul-de-Sac; Hillside; Hilltop; Juniper/Pinon; Other Trees; Views; Other - See Remarks

RV/Garage/Park: Heated Garage; Parking Pad; Parking Spaces; Tandem

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

Pets/Animals: Domestic

Other Rooms: 2nd Master; Family Room; Hobby/Studio; Laundry Room; Storage; Workshop

Possession: At Recordation

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

Directions: Rosser St to Eagle Ridge Rd, left on Soaring Ave, Right on Eagle Crest, right on Birds Eye View Dr. End of cul de sac. Sign on property. Pull up to top of driveway. PLENTY OF ROOM FOR MULTIPLE CARS UP TOP TO PARK AND TURN AROUND.

Remarks: Private, ORIGINAL OWNER, Hilltop Estate w/ 270 degree mountain views that backs to open Yavapai Tribe Land. 2yr new CHEF'S KITCHEN w/ HARDWOOD, KNOTTY ALDER, ROUGH CUT GRANITE & Stainless appliances. Living & Dining Rms, Cozy family room w/River Rock gas/wood fireplace window FRAMED VIEWS. Master bedroom w/gas fireplace, coffered ceiling & custom mural. Master Bath w/walk-in tile shower & jetted bath. Guest Suite w/private bath w/tile. CAR ENTHUSIAST DREAM 4+ car heated/cooled garage incl 7,000lb Post Lift, Compressed Air & Generator, 240 Volt & workshop area. Lower level hobby/office, bath w/wet steam shower. Cov outdoor kitchen great for entertaining, fenced yard, mature, easy to maintain landscaping. Newer roof & QUALITY throughout incl Anderson doors & windows. Best lot in Eagle Ridge!

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