

Client Detail

List Number: 224126



Property Type Residential
Status Active
Listing Price 565,000
Short Address 131 ACR 1340
City Vernon
Bedrooms 2
Baths 2
Aprx SqFt 2,000
Aprx SqFt Source: Owner
Garage No
Garage Attached: 0
Garage Detached: 0
Horses Yes
School District Vernon

Residential Type Site Built
Area Vernon
State AZ
Zip Code 85940
Trees on Property Yes
Water Available Yes
Power Available Yes
HOA Dues \$: 360
Dues Frequency: Annually
Carpport No
Carpport Attached: 0
Carpport Detached: 0
Aprx # of Acres 8.61
Year Built 2003

Directions: From Show Low, go east 20 miles to mm 361. Turn right (south) on Vernon Road and go 2.5 miles to CR 3261. Turn left (east) and go 4 miles to 404 split. Stay left towards Thompson Park on 404. Go 4 miles to sign on right that says "Red Cabin Ranch 1 mile" with an arrow pointing left. Turn left and go 1 mile to the RCR main gate. Left b/4 pond, left at log pole fence UP to home.

Legal: SUBDIVISION: RED CABIN RANCH ESTATES LOT: 42 SECTION: 5 TOWNSHIP: 9N RANGE: 26E POR SEC 8

DOM/CDOM:	50/50	Taxes:	1,136.08	Township	9N
Original List Price	565,000	Assessments:	No	Range	26E
Aprx SqFt	2,000	Short Sale:	No	Section	8
List Price/SqFt	282.5	REO:	No	Approx Lot SqFt	375,052
				Assessor #	106-82-042
				Subdivision/Neighborhood	Red Cabin Ranch
				County	Apache

Features

Possession At COE Owner Will Sell Cash Construction Log Home Style Cabin, Multi-Level Roof Metal Foundation Stemwall Utilities Available Electric - Individual Metered, Navopache, Private Well, Septic, Well	Property Adjoins Private Baths Double Vanity, Full Bath, Shower, Tub Kitchen Features Built-In Dishwasher, Electric Range, Refrigerator Eating Area Breakfast Bar, Formal Dining Room Laundry Dryer, Utility Room, Washer Other Rooms Balcony/Loft, Great Room, Potential Bedroom Heating ETS, Wood	Water Heater Electric Fireplace/Woodstove In Living Room, Woodstove Floor Covering Tile, Wood Interior Features Dual Pane Windows, Master Bedroom Down, Sauna, Smoke Detector, Split Bedroom, Vaulted Ceiling Exterior Features Barn/Stable, Deck, Gated Community, Gutters/Down Spouts, Hot Tub, In the Trees, Panoramic View, Tall Pines On Lot Garage/Carpport Carport Attached: 0, Carport Detached: 0, Garage Attached: 0, Garage Detached: 0 Road Maintenance Private
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Financial Info

OWC: No


Public Remarks and Agent Remarks

Public Remarks: Located in the heart of the Apache National Forest in a gated community of limited residences. Stocked trout pond, views that are unmatched, wildlife everywhere, and a privacy and seclusion you can't find anywhere else. Full log home with 2 bedrooms and large loft (3rd bedroom), sauna in Master bath, hot tub on the deck, deck off the upstairs loft. Features solid oak hardwood floors, granite tile flooring in kitchen, Corian counters, Hickory cabinetry in Kitchen, efficient ETS heat along with a wood burning stove. 28X36 barn with a 10X36 hay loft. Logs for home are Lodge Pole Pines and Ponderosa's. County roads or forest road access, with the last 1 mile maintained by the HOA. Adjoining 8.51 acres available. One Seller is an inactive licensee in the State of AZ. *Caution on top Deck*



LINDA R CEDARBLADE
CEDAR RIDGE REAL ESTATE
 2450 S White Mountain Rd
 Show Low, AZ 85901
 928-242-5074
broker@cedar-ridge-homes.info
<http://www.cedarridgealestate.info>

Agent Detail **List Number: 224126**

 <p>©2018 WMAR</p>	Property Type	Residential	Residential Type	Site Built
	Status	Active	Area	Vernon
	Listing Price	565,000	State	AZ
	Short Address	131 ACR 1340	Zip Code	85940
	City	Vernon	Trees on Property	Yes
	Bedrooms	2	Water Available	Yes
	Baths	2	Power Available	Yes
	Aprx SqFt	2,000	HOA Dues \$:	360
	Aprx SqFt Source:	Owner	Dues Frequency:	Annually
	Garage	No	Carport	No
	Garage Attached:	0	Carport Attached:	0
	Garage Detached:	0	Carport Detached:	0
	Horses	Yes	Aprx # of Acres	8.61
School District	Vernon	Year Built	2003	

Directions: From Show Low, go east 20 miles to mm 361. Turn right (south) on Vernon Road and go 2.5 miles to CR 3261. Turn left (east) and go 4 miles to 404 split. Stay left towards Thompson Park on 404. Go 4 miles to sign on right that says "Red Cabin Ranch 1 mile" with an arrow pointing left. Turn left and go 1 mile to the RCR main gate. Left b/4 pond, left at log pole fence UP to home.
Legal: SUBDIVISION: RED CABIN RANCH ESTATES LOT: 42 SECTION: 5 TOWNSHIP: 9N RANGE: 26E POR SEC 8

Co-Broke	Yes	Taxes:	1,136.08	Township	9N
Co-Broke (\$ or %)	3%	Assessments:	No	Range	26E
Limited Service:	No	Short Sale:	No	Section	8
Variable Rate	No	REO:	No	Approx Lot SqFt	375,052
DOM/CDOM:	50/50			Assessor #	106-82-042
LINDA R CEDARBLADE	Cell: 928-242-5074			Subdivision/Neighborhood	Red Cabin Ranch
CEDAR RIDGE REAL ESTATE	928-537-1374			County	Apache
Listing Date	04/15/2019			Owner:	Saunders
Original List Price	565,000				
Aprx SqFt	2,000				
List Price/SqFt	282.5				

Features

To Show Appt. Only, Call Lister, Key In Listing Office	Property Adjoins Private	Water Heater Electric
Possession At COE	Baths Double Vanity, Full Bath, Shower, Tub	Fireplace/Woodstove In Living Room, Woodstove
Owner Will Sell Cash	Kitchen Features Built-In Dishwasher, Electric Range, Refrigerator	Floor Covering Tile, Wood
Construction Log Home	Eating Area Breakfast Bar, Formal Dining Room	Interior Features Dual Pane Windows, Master Bedroom Down, Sauna, Smoke Detector, Split Bedroom, Vaulted Ceiling
Style Cabin, Multi-Level	Laundry Dryer, Utility Room, Washer	Exterior Features Barn/Stable, Deck, Gated Community, Gutters/Down Spouts, Hot Tub, In the Trees, Panoramic View, Tall Pines On Lot
Roof Metal	Other Rooms Balcony/Loft, Great Room, Potential Bedroom	Garage/Carport Carport Attached: 0, Carport Detached: 0, Garage Attached: 0, Garage Detached: 0
Foundation Stemwall	Heating ETS, Wood	Road Maintenance Private
Utilities Available Electric - Individual Metered, Navopache, Private Well, Septic, Well		

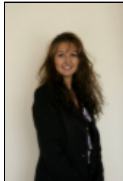
Financial Info

OWC:	No	Exclusive Agency:	No
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Public Remarks and Agent Remarks

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Confidential Agent Remarks: One Seller is an inactive licensee in the State of AZ. Must contact listing agent to show the property. Pre-approved letter or proof of funds required. If your clients want seclusion with great amenities, this could be the home for them. Adjoining 8.51 acres are also available. Key is in Listing Office. ** Caution on small top balcony need reinforced**



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