

## Client Detail

List Number: 224028



**Property Type** Residential  
**Status** Active  
**Listing Price** 247,000  
**Short Address** #29 N3176  
**City** Vernon  
**Bedrooms** 3  
**Baths** 2  
**Aprx SqFt** 1,515  
**Aprx SqFt Source:** assessor  
**Garage** Yes  
**Garage Attached:** 2  
**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  
**Carport** No  
**Aprx # of Acres** 2.5  
**Year Built** 2007

**Directions:** CR 60 East, right on Timber Knoll (CR 3145) merge into CR 3144, after about 1/2 mile turn left on CR 3144, about 1 block to left on N3176, house is on the left.

**Legal:** Legal Summary Section: 18 Township: 10N Range: 24E COM S4 COR; (AS POB) W 326.89' N 667.41' E 326.97' S 666.14' TO POB EXC N2 THEREOF.

<b>DOM/CDOM:</b>	61/61	<b>Taxes:</b>	1,413	<b>Township</b>	10N
<b>Original List Price</b>	265,000	<b>Assessments:</b>	No	<b>Range</b>	24E
<b>Aprx SqFt</b>	1,515	<b>Short Sale:</b>	No	<b>Section</b>	18
<b>List Price/SqFt</b>	163.04	<b>REO:</b>	No	<b>Approx Lot SqFt</b>	108,900
				<b>Assessor #</b>	106-39-009G
				<b>Subdivision/Neighborhood</b>	Vernon Unsubd
				<b>County</b>	Apache

## Features

<b>Possession</b> By Agreement, Tenants Rights	<b>Property Adjoins</b> Private	<b>Water Heater</b> Electric
<b>Owner Will Sell</b> Cash, Conventional, FHA, USDA, VA	<b>Baths</b> Double Vanity, Full Bath, Tub/Shower	<b>Floor Covering</b> Carpet, Laminate
<b>Construction</b> Wood Frame	<b>Kitchen Features</b> Built-In	<b>Interior Features</b> Dual Pane
<b>Style</b> 1st Level	Dishwasher, Disposal, Electric	Windows, Smoke Detector, Split Bedroom
<b>Roof</b> Pitched, Shingle	Range, Microwave, Pantry	<b>Exterior Features</b> Deck - Covered, In the Trees, Patio
<b>Foundation</b> Slab	<b>Eating Area</b> Kitchen/Dining Room	<b>Garage/Carport</b> Garage Attached: 2
<b>Utilities Available</b> Bottled Gas, Cable TV, Electric - Individual	Combo, Living/Dining Room Combo	<b>Road Maintenance</b> County, None
Metered, Metered Water, Propane Tank Owned, Septic, Telephone	<b>Laundry</b> Utility Room	
	<b>Heating</b> Bottled Gas, Forced Air	

## Financial Info

**OWC:** No

## Public Remarks and Agent Remarks

**Public Remarks:** Nice home on large lot with horse privileges. is one of two homes built in 2007, both on 2.50 acres of horse property just off CR 3144. Plenty of room to add stable, corral, etc.



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

## Agent Detail

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<b>Co-Broke</b>	Yes	<b>Taxes:</b>	1,413	<b>Township</b>	10N
<b>Co-Broke (\$ or %)</b>	2.5%	<b>Assessments:</b>	No	<b>Range</b>	24E
<b>Limited Service:</b>	No	<b>Short Sale:</b>	No	<b>Section</b>	18
<b>Variable Rate</b>	No	<b>REO:</b>	No	<b>Approx Lot SqFt</b>	108,900
<b>DOM/CDOM:</b>	61/61			<b>Assessor #</b>	106-39-009G
<b>CHERREL LINNE</b>	<b>Cell: 928-242-0307</b>			<b>Subdivision/Neighborhood</b>	Vernon Unsubd
<b>CEDAR RIDGE REAL ESTATE</b>	<b>928-537-1374</b>			<b>County</b>	Apache
<b>Listing Date</b>	04/04/2019			<b>Owner:</b>	County Road 2 Lender
<b>Original List Price</b>	265,000				
<b>Aprx SqFt</b>	1,515				
<b>List Price/SqFt</b>	163.04				

## Features

<b>To Show</b> Appt. Only, Call Lister, Keysafe, Rented	<b>Property Adjoins</b> Private	<b>Water Heater</b> Electric
<b>Possession</b> By Agreement, Tenants Rights	<b>Baths</b> Double Vanity, Full Bath, Tub/Shower	<b>Floor Covering</b> Carpet, Laminate
<b>Owner Will Sell</b> Cash, Conventional, FHA, USDA, VA	<b>Kitchen Features</b> Built-In	<b>Interior Features</b> Dual Pane
<b>Construction</b> Wood Frame	Dishwasher, Disposal, Electric	<b>Windows, Smoke Detector, Split Bedroom</b>
<b>Style</b> 1st Level	Range, Microwave, Pantry	<b>Exterior Features</b> Deck - Covered, In the Trees, Patio
<b>Roof</b> Pitched, Shingle	<b>Eating Area</b> Kitchen/Dining Room	<b>Garage/Carport</b> Garage Attached: 2
<b>Foundation</b> Slab	Combo, Living/Dining Room Combo	<b>Road Maintenance</b> County, None
<b>Utilities Available</b> Bottled Gas, Cable TV, Electric - Individual	<b>Laundry</b> Utility Room	
Metered, Metered Water, Propane Tank Owned, Septic, Telephone	<b>Heating</b> Bottled Gas, Forced Air	

## Financial Info

<b>OWC:</b>	No	<b>Exclusive Agency:</b>	No
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**Public Remarks:** Nice home on large lot with horse privileges. is one of two homes built in 2007, both on 2.50 acres of horse property just off CR 3144. Plenty of room to add stable, corral, etc.

**Confidential Agent Remarks:** Home is rented, Call Cherrel Linne for appointment. 928-242-0307



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