


Client Detail **List Number: 226950**

	Property Type	Residential	Residential Type	Site Built
	Status	Active	Area	Show Low - Torreon
	Listing Price	470,000	State	AZ
	Short Address	770 S Rockcress Lane	Zip Code	85901
	City	Show Low	Trees on Property	Yes
	Bedrooms	3	Water Available	Yes
	Baths	2	Power Available	Yes
	Aprx SqFt	2,289	HOA Dues \$:	510
	Aprx SqFt Source:	TRW	Dues Frequency:	Quarterly
	Garage	Yes	Carport	No
Garage Attached:	2	Aprx # of Acres	0.31	
Horses	No	Year Built	2006	
School District	Show Low			

Directions: Hiway 260 towards Linden, L/O Torreon entrance, past Rendezvous, R/O Tollgate Entrance (call for code) L/O Rockcress to sign on right. Front door on left side of home
Legal: Tollgate At Torreon Lot 6

DOM/CDOM:	9/9	Taxes:	3,930	Approx Lot SqFt	
Original List Price	470,000	Assessments:	No	Assessor #	309-74-006
Aprx SqFt	2,289	Short Sale:	No	Subdivision/Neighborhood	Tor Tollgate
List Price/SqFt	205.33	REO:	No	County	Navajo


Features		
Possession At COE	Baths Double Vanity,Dressing Area,Full Bath,Garden	Water Heater Gas,Over 30 Gallons
Owner Will Sell Cash,Conventional	Construction Wood Frame	Fireplace/Woodstove Gas Fireplace,In Living Room
Style Cabin,Multi-Level	Kitchen Features Built-In Dishwasher,Disposal,Double Oven,Gas	Floor Covering Tile,Wood
Roof Pitched,Shingle	Range,Microwave,Refrigerator	Interior Features Dual Pane Windows,Furnished,Master Bedroom Down,Smoke Detector,Split Bedroom,Vaulted Ceiling
Foundation Stemwall	Eating Area Breakfast Bar,Formal Dining Room,Living/Dining Room Combo	Exterior Features Deck,Deck - Covered,Gated Community,Grill,Gutters/Down Spouts,In the Trees,On the Fairway,Panoramic View,Street Paved,Tall Pines On Lot
Utilities Available Electric - Individual Metered,Metered Water,Natural Gas,Navopache,Sewer,Telephone,Metered Water Provider: City of Show Low	Laundry Dryer,Utility Room,Washer	Garage/Carport Garage Attached: 2,Garage Door Opener
	Other Rooms Great Room	Road Maintenance City
	Cooling Central A/C	
	Heating Forced Air,Natural Gas	

Financial Info

OWC: No

Public Remarks and Agent Remarks

Public Remarks: Explosive interior as soon as you open the door!!!! Incredible views of the golf course, feels like you are on the course with the golfers. BUT, you are tucked away amongst the tall trees!! It's a beautiful, 3/2 with loft area for the kids to play or do homework. And did I mention the deck on three sides? Call me for your appointment to take a look.

	<p>LINDA R CEDARBLADE CEDAR RIDGE REAL ESTATE 2450 S. White Mountain Road Show Low, AZ 85901 928-242-5074 broker@cedar-ridge-homes.info http://www.cedarridgerealestate.info</p>
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Agent Detail **List Number: 226950**



Property Type	Residential	Residential Type	Site Built
Status	Active	Area	Show Low - Torreon
Listing Price	470,000	State	AZ
Short Address	770 S Rockcross Lane	Zip Code	85901
City	Show Low	Trees on Property	Yes
Bedrooms	3	Water Available	Yes
Baths	2	Power Available	Yes
Aprx SqFt	2,289	HOA Dues \$:	510
Aprx SqFt Source:	TRW	Dues Frequency:	Quarterly
Garage	Yes	Carport	No
Garage Attached:	2	Aprx # of Acres	0.31
Horses	No	Year Built	2006
School District	Show Low		

Directions: Hiway 260 towards Linden, L/O Torreon entrance, past Rendezvous, R/O Tollgate Entrance (call for code) L/O Rockcross to sign on right. Front door on left side of home
Legal: Tollgate At Torreon Lot 6

Co-Broke	Yes	Taxes:	3,930	Approx Lot SqFt	
Co-Broke (\$ or %)	3%	Assessments:	No	Assessor #	309-74-006
Limited Service:	No	Short Sale:	No	Subdivision/Neighborhood	Tor Tollgate
Variable Rate	Yes	REO:	No	County	Navajo
DOM/CDOM:	9/9			Owner:	Glancy
MARCE WILDMAN	Cell: 928-242-1132				
CEDAR RIDGE REAL ESTATE	928-537-1374				
Listing Date	09/14/2019				
Original List Price	470,000				
Aprx SqFt	2,289				
List Price/SqFt	205.33				

Features


To Show Appt. Only, Call Lister, Keysafe	Baths Double Vanity, Dressing Area, Full Bath, Garden Tub, Granite, Shower, Tub, Tub/Shower	Water Heater Gas, Over 30 Gallons
Possession At COE	Kitchen Features Built-In Dishwasher, Disposal, Double Oven, Gas Range, Microwave, Refrigerator	Fireplace/Woodstove Gas Fireplace, In Living Room
Owner Will Sell Cash, Conventional	Eating Area Breakfast Bar, Formal Dining Room, Living/Dining Room Combo	Floor Covering Tile, Wood
Construction Wood Frame	Laundry Dryer, Utility Room, Washer	Interior Features Dual Pane Windows, Furnished, Master Bedroom Down, Smoke Detector, Split Bedroom, Vaulted Ceiling
Style Cabin, Multi-Level	Other Rooms Great Room	Exterior Features Deck, Deck - Covered, Gated Community, Grill, Gutters/Down Spouts, In the Trees, On the Fairway, Panoramic View, Street Paved, Tall Pines On Lot
Roof Pitched, Shingle	Cooling Central A/C	Garage/Carport Garage Attached: 2, Garage Door Opener
Foundation Stemwall	Heating Forced Air, Natural Gas	Road Maintenance City
Utilities Available Electric - Individual Metered, Metered Water, Natural Gas, Navopache, Sewer, Telephone, Metered Water Provider: City of Show Low		

Financial Info

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

Public Remarks: Explosive interior as soon as you open the door!!!! Incredible views of the golf course, feels like you are on the course with the golfers. BUT, you are tucked away amongst the tall trees!! It's a beautiful, 3/2 with loft area for the kids to play or do homework. And did I mention the deck on three sides? Call me for your appointment to take a look.



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