

**Client Detail** **List Number: 224116**



<b>Property Type</b>	Residential	<b>Residential Type</b>	Site Built
<b>Status</b>	Active	<b>Area</b>	Pinetop
<b>Listing Price</b>	639,900	<b>State</b>	AZ
<b>Short Address</b>	4316 Big Cienega Circle	<b>Zip Code</b>	85935
<b>City</b>	Pinetop	<b>Trees on Property</b>	Yes
<b>Bedrooms</b>	3	<b>Water Available</b>	Yes
<b>Baths</b>	3.5	<b>Power Available</b>	Yes
<b>Aprx SqFt</b>	3,400	<b>HOA Dues \$:</b>	315
<b>Aprx SqFt Source:</b>	Owner	<b>Dues Frequency:</b>	Annually
<b>Garage</b>	Yes	<b>Carport</b>	No
<b>Garage Attached:</b>	2	<b>Carport Attached:</b>	0
<b>Garage Detached:</b>	0	<b>Carport Detached:</b>	0
<b>Horses</b>	No	<b>Aprx # of Acres</b>	0.45
<b>School District</b>	Blue Ridge	<b>Year Built</b>	1997

**Directions:** From Hwy 260 to Latigo Way, left on Deep Forest Drive to right on Soaring Eagle Way, then left onto Big Cienega Circle, end of cul de sac to sign.  
**Legal:** Pinetop Lakes Country Club #2 Lot 36

<b>DOM/CDOM:</b>	50/50	<b>Taxes:</b>	4,756.52	<b>Approx Lot SqFt</b>	19,602
<b>Original List Price</b>	675,000	<b>Assessments:</b>	No	<b>Assessor #</b>	411-72-036
<b>Aprx SqFt</b>	3,400	<b>Short Sale:</b>	No	<b>Subdivision/Neighborhood</b>	Pinetop Lakes CC
<b>List Price/SqFt</b>	188.21	<b>REO:</b>	No	<b>County</b>	Navajo

<b>Features</b>		
<b>To Show Keysafe Serial #:</b> 33004780	<b>Property Adjoins</b> Private	<b>Water Heater</b> Gas, Over 30 Gallons
<b>Possession</b> At COE	<b>Baths</b> Double Vanity, Full Bath, Garden Tub, Jetted Tub, Shower, Tub/Shower	<b>Fireplace/Woodstove</b> Fireplace, Fireplace - 2 or More, Fireplace w/Insert, Gas Fireplace, Gas Log Starter, In Living Room
<b>Owner Will Sell</b> Cash, Conventional, FHA, USDA, VA	<b>Kitchen Features</b> Built-In Dishwasher, Disposal, Double Oven, Electric	<b>Floor Covering</b> Carpet, Tile
<b>Construction</b> Wood Frame	<b>Eating Area</b> Breakfast Bar, Eat-In Kitchen, Formal Dining Room, Kitchen/Dining Room Combo	<b>Interior Features</b> Burglar Alarm, Dual Pane Windows, Master Bedroom Down, Sky Lights, Smoke Detector, Split Bedroom, Vaulted Ceiling, Wet Bar
<b>Style</b> Single Level	<b>Laundry</b> Dryer, Utility Room, Washer	<b>Exterior Features</b> Cul-De-Sac Lot, Deck, Deck - Covered, Gutters/Down Spouts, In the Trees, Landscaped, On the Fairway, Panoramic View, Satellite Dish, Street Paved, Tall Pines On Lot, Utility Building
<b>Roof</b> Pitched, Shingle	<b>Other Rooms</b> Foyer/Entry, Great Room	<b>Garage/Carport</b> Carport Attached: 0, Carport Detached: 0, Garage Attached: 2, Garage Detached: 0, Garage Door Opener
<b>Foundation</b> Stemwall	<b>Heating</b> Forced Air, Natural Gas	<b>Road Maintenance</b> City
<b>Utilities Available</b> Electric - Individual Metered, Metered Water, Natural Gas, Navopache, Septic, Telephone, Metered Water Provider: Arizona Water Co		

**Financial Info**

**OWC:** No


**Public Remarks and Agent Remarks**

**Public Remarks:** HUUUGE PRICE REDUCTION!! Ready to Entertain? Ready for Golf? Just walk out your back door, steps away from the Club House. Home sits on 3 holes, #9, #10 and #18. Close to Skiing and Hiking too. 2 Double sided Gas Fireplaces. ENORMOUS Living Space, Kitchen, Dining, Great Room, great entertaining. Oh, did I mention the bar with brand beverage frig... with a great view of the golf course. LG appliances, with Smart Refrigerator and Dishwater. Pull out shelves in Kitchen, Hickory Cabinets thru out home. Paint, tall open ceilings. All three bedroom are en suite with their own bathrooms, plus two extra sleeping spaces for the kids or grand kids. Deep sink in Laundry, 2 doggie doors and much more. Pool tables does not convey but may be negotiable. Could make a great vacation rental



**LINDA R CEDARBLADE**  
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Agent Detail		List Number: 224116
 <p>©2018 WMAR</p>	<b>Property Type</b> Residential <b>Status</b> Active <b>Listing Price</b> 639,900 <b>Short Address</b> 4316 Big Cienega Circle <b>City</b> Pinetop <b>Bedrooms</b> 3 <b>Baths</b> 3.5 <b>Aprx SqFt</b> 3,400 <b>Aprx SqFt Source:</b> Owner <b>Garage</b> Yes <b>Garage Attached:</b> 2 <b>Garage Detached:</b> 0 <b>Horses</b> No <b>School District</b> Blue Ridge	<b>Residential Type</b> Site Built <b>Area</b> Pinetop <b>State</b> AZ <b>Zip Code</b> 85935 <b>Trees on Property</b> Yes <b>Water Available</b> Yes <b>Power Available</b> Yes <b>HOA Dues \$:</b> 315 <b>Dues Frequency:</b> Annually <b>Carport</b> No <b>Carport Attached:</b> 0 <b>Carport Detached:</b> 0 <b>Aprx # of Acres</b> 0.45 <b>Year Built</b> 1997

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**Legal:** Pinetop Lakes Country Club #2 Lot 36

<b>Co-Broke</b> Yes <b>Co-Broke (\$ or %)</b> 3% <b>Limited Service:</b> No <b>Variable Rate</b> Yes <b>DOM/CDOM:</b> 50/50 <b>LINDA R CEDARBLADE</b> Cell: 928-242-5074 <b>CEDAR RIDGE REAL ESTATE</b> 928-537-1374 <b>Listing Date</b> 04/15/2019 <b>Original List Price</b> 675,000 <b>Aprx SqFt</b> 3,400 <b>List Price/SqFt</b> 188.21	<b>Taxes:</b> 4,756.52 <b>Assessments:</b> No <b>Short Sale:</b> No <b>REO:</b> No	<b>Approx Lot SqFt</b> 19,602 <b>Assessor #</b> 411-72-036 <b>Subdivision/Neighborhood</b> Pinetop Lakes CC <b>County</b> Navajo <b>Owner:</b> Carlson
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Features		
<b>To Show</b> Keysafe, No Call - Go Show, Vacant, Keysafe Serial #: 33004780 <b>Possession</b> At COE <b>Owner Will Sell</b> Cash, Conventional, FHA, USDA, VA <b>Construction</b> Wood Frame <b>Style</b> Single Level <b>Roof</b> Pitched, Shingle <b>Foundation</b> Stemwall <b>Utilities Available</b> Electric - Individual Metered, Metered Water, Natural Gas, Navopache, Septic, Telephone, Metered Water Provider: Arizona Water Co	<b>Property Adjoins</b> Private <b>Baths</b> Double Vanity, Full Bath, Garden Tub, Jetted Tub, Shower, Tub/Shower <b>Kitchen Features</b> Built-In Dishwasher, Disposal, Double Oven, Electric Range, Microwave, Pantry, Refrigerator <b>Eating Area</b> Breakfast Bar, Eat-In Kitchen, Formal Dining Room, Kitchen/Dining Room Combo <b>Laundry</b> Dryer, Utility Room, Washer <b>Other Rooms</b> Foyer/Entry, Great Room <b>Heating</b> Forced Air, Natural Gas	<b>Water Heater</b> Gas, Over 30 Gallons <b>Fireplace/Woodstove</b> Fireplace, Fireplace - 2 or More, Fireplace w/Insert, Gas Fireplace, Gas Log Starter, In Living Room <b>Floor Covering</b> Carpet, Tile <b>Interior Features</b> Burglar Alarm, Dual Pane Windows, Master Bedroom Down, Sky Lights, Smoke Detector, Split Bedroom, Vaulted Ceiling, Wet Bar <b>Exterior Features</b> Cul-De-Sac Lot, Deck, Deck - Covered, Gutters/Down Spouts, In the Trees, Landscaped, On the Fairway, Panoramic View, Satellite Dish, Street Paved, Tall Pines On Lot, Utility Building <b>Garage/Carport</b> Carport Attached: 0, Carport Detached: 0, Garage Attached: 2, Garage Detached: 0, Garage Door Opener <b>Road Maintenance</b> City

Financial Info	
<b>OWC:</b> No	<b>Exclusive Agency:</b> No

**Public Remarks and Agent Remarks**

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**Confidential Agent Remarks:** Courtesy call to listing agent when showing please.



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