


Client Detail Report

Listings as of 01/16/12 at 12:26pm

Active 10/19/11	Listing # 147182	7570 W Dreamview Tr Flagstaff, AZ 86001	Listing Price: \$420,000	
County: Coconino		Cross St: Lake Trail and HWY 1		
	Prop Type	Residential	Prop Subtype(s)	Single Family
	Region	NWR - 620		
	Beds	3	Approx Square Feet	3086 Owner
	Baths	2	Price/Sq Ft	\$136.10
	Year Built	2004	Lot Sq Ft (approx)	108900
	APN	30039003G	Lot Acres (approx)	2.500
	DOM	89		
	See Additional Pictures	See Virtual Tour		

Listing Office Russ Lyon Sotheby's International Realty

Directions Fort Valley Rd, Turn left onto N Lake Trail, Take the 2nd right onto W Dreamview Trail, House will be on right.

Marketing Remark Upon entering this custom straw bale home, you instantly take in its unique character & earthy elegance. Your eye follows the soft, organic curves of the plaster walls. You observe the sunlight warming the reddish brown concrete floors thru passive solar windows. You note the pine Vegas & beams glowing w/ a golden warmth, the copper kitchen wall shining w/ a burnished radiance, & the stone countertops adding to the earthy feel. You see natural materials have been used w/ artistic ingenuity to create an incredibly intimate living space. The quietness of the home envelops you - credited to the thick walls & the steel frame construction. You feel how temperate it is from the natural conditioning (heating/cooling) effect of the bldg. materials. You see the efficient design results in very low utility bills. You admire the un-impeded access to panoramic mtn. views So, if you appreciate beauty & value sustainability, a visit to this incomparable property will be worth your time!

Key Words

Owner May Carry	No	Veg Density	Meadow
Vegetation	Mixed	Year Built Range	2001 + (2004)
Garage Capacity	None	Terrain	Level
Year Bilt Source	Owner	Taxes	\$2765.40
Tax Year	2011	Transaction Subtype	None
Possession	At COE	Sellers Option	Cash, Conventional, FHA, VA
Exist Finan/Fee/Doc	SPDS, Affid of Disclosure	Master Bdrm Features	MBr Main, MBr w/Bath, Separate Shower, Separate Tub
Living Room	Yes	Living Room Features	Great Room, Fireplace
Dining Room	Yes	Dining Room Features	LR/DR Combo
Kitchen Features	Eat-In, Island, Walkin Pantry, Breakfast Bar, Dishwasher, Garbage Disposal, Gas Range	Laundry Room	Separate Room
Other Rooms	Bonus Room, Study/Den/Library, Hobby/Studio	# of Fireplaces	#1.0
Fireplace Type	Wood Stove	# of Furnaces	#1.0
Heating	Radiant, Solar	# of Water Heaters	#2
Water Heater	Propane	Utilities Installed	Electricity, Propane, Well, Alternative System, Cistern/Tank (2500 gallon), Broadband, Telephone
Interior Amenities	Ceiling Fan, Smoke Detector, Other (warm sun room)	Views	S.F. Peaks, Mountains, Panoramic
Roads	Cindered, Winter Access	Road Maintenance	Private
Snow Removal	Private	Location	Cul-de-sac
Foundation	Slab	Construction	Other (Straw bale!!)
Exterior	Stucco	Roof	Metal
Windows	Double Pane	Floor Covering	Other
Style	Single Level	Exterior Amenities	Storage Shed, Partial Fncd, Open Patio, Covered Patio (at entry), Horses OK, Farm Animals OK, Dogs/Cats OK

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 U.S. Patent 6,910,045

