

## Client Detail Report

<b>Active</b> 08/09/07	<b>Listing #</b> 115512	<b>240 Bristlecone Pines Rd Sedona, AZ 86336-4932</b>	<b>Listing Price:</b> <b>\$1,350,000</b>
	<b>County:</b> Yavapai		



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	West Sedona	<b>Subdivision</b>	Las Lomas 1-2
<b>Beds</b>	2	<b>Approx SqFt Main</b>	3415 Builder Plans
<b>Baths</b>	3.50	<b>Price/Sq Ft</b>	\$395.31
<b>Year Built</b>	1988	<b>Lot Sq Ft (approx)</b>	35719 ((County Assessor))
<b>Tax Parcel</b>	408-11-387	<b>Lot Acres (approx)</b>	0.820

**Directions** 89A South to Bristlecone Pines Rd and turn Right. Go to Jasper Cir and turn right. Home is on the Left at the corner of Jasper and Bristlecone Pines.

**Marketing Remark** This is no Dream!! Relax on the patio overlooking the Solar heated Salt Water pool and spa and gaze at the panoramic views. You have found it Your Dream Home in Sedona. A comfortable western feeling with the ultimate in upscale amenities. Every room on the main living area looks to the view, with large covered patio, Bar-B-Que, outside fireplace to set the mood for entertaining. This beautiful property has retreat spaces on the lower level with an additional fireplace and water feature. Apple, Peach and a Pear Tree are on the property along with grapevines too. This lower, private area is a perfect spot to bring friends and family to relax. You can live on the main level, and use the finished basement for an Office, Den or Art Studio. The Master Bedroom has an adjacent sitting room that can be a small retreat, office or exercise room. The warm and rich wood floors are all through out the main areas of the home. Don't miss this opportunity, and tell your Realtor, SHOW ME THIS HOME!!

<b>Amount of Taxes</b>	4389.00	<b>Tax Year</b>	2006
<b>Association Fees Amt</b>	\$10.00		
<b>Features</b>			
<b>Appliances Included</b>	Refrigerator, Trash Compactor, Disposal, Dishwasher, Water Softener, Microwave, Range/Oven	<b>External Amenities</b>	Open Patio, Covered Patio, Open Deck, Covered Deck, Spa/Hot Tub, Pool, Landscaping, Sprinkler/Drip, Storm Gutters, Dog Run, Water Features, Built in BBQ, Gutters
<b>Internal Amenities</b>	Security, Garage Door Opener, Smoke Detector, Spa/Hot Tub, Bar/ Wet Bar	<b>Cooling</b>	Refrig/Central, Ceiling Fan
<b>Heating</b>	Forced Gas	<b>Fireplace</b>	Woodburning Fireplac, Gas
<b>Windows</b>	Double Glaze, Screens, Tinted	<b>Window Coverings</b>	Mini-Blind, Vertical Blind
<b>Kitchen Features</b>	Electric, Gas, Walk in Pantry, Breakfast Bar, Breakfast Nook	<b>Living Room Features</b>	Ceiling Fan, Great Room
<b>Master Bedroom Desc</b>	With Bath, Walk In Closet	<b>Other Rooms</b>	Hobby/Studio, Laundry, Rec/Game Room
<b>Floor Plan</b>	Open/Modern, Split Bedroom, Great Room	<b>Levels</b>	Two Story, Level Entry, Main Living on 1 Lvl

**Floors** Wood, Carpet, Tile, Stone  
**Construction** Wood/Frame, Block, Brick, Stucco  
**Foundation** Slab  
**Handicap Features** None  
**Flood Zone** Non Flood Zone  
**Parking** Three Car, Off Street  
**Road Maintenance** City Maintained  
**Utilities Installed** Electricity, Natural Gas, Private Water, Telephone, Cable TV, Underground, Individual Meter, 220, Sewer (City)  
**Irrigation** None  
**Location** Corner, Cul De Sac, Mountain Views, Red Rocks, Trees, View  
**Homeowners Warranty** Seller Pays

**Style** Ranch, Contemporary  
**Roof Materials** Shake  
**Basement** Finished, Walkout  
**Mobile Home Type** None  
**Buildings** None  
**Road Access Type** City  
**On-Site Wtr Trt Sys** None  
**Water Heater** Natural Gas  
**Pet Privileges** Domestic  
**Views** Mountains, Red Rocks/Boulders, Panoramic

**Presented By:**



**Sandee Anselmo**

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