

## Client Detail Report

**Active 09/12/07**

**Listing # 115955 75 Whitetail Ln Sedona, AZ 86336-4501 Listing Price: \$874,000**

**County: Yavapai**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	West Sedona	<b>Subdivision</b>	Crimson View
<b>Beds</b>	3	<b>Approx SqFt Main</b>	2848 Appraiser
<b>Baths</b>	2.50	<b>Price/Sq Ft</b>	\$306.88
<b>Year Built</b>	2002	<b>Lot Sq Ft (approx)</b>	4792 ((County Assessor))
<b>Tax Parcel</b>	408-49-005	<b>Lot Acres (approx)</b>	0.110


**Directions** 89A South to Rodeo Drive, turn right and follow to Whitetail Ln. and turn left. Home is at the end of the cul-d-sac on the left.

**Marketing Remark** SANTA FE IN SEDONA. Beautiful 2848 +/- square foot Contemporary Santa Fe home that has that WOW factor from the moment you enter. Views and privacy flow together in this 3 Bedroom 2 1/2 bath split floor plan that gives privacy to you and your guests. Travertine flooring and 21.5' high ceilings in Kitchen. Large open great room with high end finishes and views of Coffee Pot and Chimney Rock. Take the stairs skyward to the large loft, with approx. 514 sq.ft. to view the stars or relax and read a good novel or gaze at the views from the covered patio. Water features, patios, red rock stacked terraces and water features creates a space to regenerate. Automatic Duet shades allow you to control the lighting at a touch of a button. Sellers are including the large Mitsubishi flat screen Television with speakers!! Located in the heart of West Sedona but you feel like a world away. If you appreciate this warm and inviting style, you will love this home. HOA dues are \$95.00 quarterly.

<b>Amount of Taxes</b>	3233.00	<b>Tax Year</b>	2007
<b>Association Fees Amt</b>	\$95.00		
<b>Features</b>			
<b>Appliances Included</b>	Refrigerator, Trash Compactor, Disposal, Washer/Dryer, Dishwasher, Water Softener, Microwave, Range/Oven	<b>External Amenities</b>	Open Patio, Covered Patio, Covered Deck, Landscaping, Sprinkler/Drip, Water Features, Gutters
<b>Internal Amenities</b>	Security, Garage Door Opener, Central Vacuum, Smoke Detector, Whirlpool, Bar/ Wet Bar, Recirculating Ht Wtr	<b>Cooling</b>	Heat Pump, Refrig/Central, Ceiling Fan
<b>Heating</b>	Heat Pump	<b>Fireplace</b>	Gas
<b>Windows</b>	Double Glaze, Screens, Other See Remarks	<b>Window Coverings</b>	Pleated Shades, Other See Remarks
<b>Kitchen Features</b>	Electric, Breakfast Bar, Island	<b>Living Room Features</b>	Cathedral Ceiling, Ceiling Fan, Great Room
<b>Master Bedroom Desc</b>	With Bath, Walk In Closet, Separate Tub/Shower	<b>Other Rooms</b>	Study/Den/Library, Potential Bedroom, Hobby/Studio, Laundry, Lofts
<b>Floor Plan</b>	Open/Modern, Split Bedroom, Great Room	<b>Levels</b>	Two Story, Level Entry, Main Living on 1 Lvl
<b>Floors</b>	Carpet, Stone	<b>Style</b>	Santa Fe/Pueblo, Contemporary
<b>Construction</b>	Wood/Frame, Stucco	<b>Roof Materials</b>	Foam

**Foundation** Slab  
**Handicap Features** None  
**Flood Zone** Verify  
**Parking** Two Car, Off Street  
**Road Maintenance** City Maintained  
**Utilities Installed** Electricity, Natural Gas, Private Water, Telephone, Cable TV, Underground, Individual Meter, 220, Generator/Solar, Sewer (City)  
**Irrigation** Sprinkler  
**Location** Cul De Sac, Mountain Views, Red Rocks, Trees, View  
**Homeowners Warranty** Seller Pays

**Basement** None  
**Mobile Home Type** None  
**Buildings** None  
**Road Access Type** City, Paved  
**On-Site Wtr Trt Sys** None  
**Water Heater** Electric  
**Pet Privileges** Domestic  
**Views** Mountains, Red Rocks/Boulders, Panoramic

<b>Presented By:</b>	<b>Sandee Anselmo</b>	<b>Russ Lyon Realty of Sedona</b>
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