

Client Detail Report

Active 10/03/07 Listing # 116144 86 Chimney Rock Tr Sedona, AZ 86336-6855 Listing Price: \$899,000
County: Coconino



Prop Type	Residential	Prop Subtype(s)	Residential
Area	Little Horse Park	Subdivision	Yavapino Estates
Beds	5	Approx SqFt Main	2816 Owner
Baths	4	Price/Sq Ft	\$319.25
Year Built	1954	Lot Sq Ft (approx)	44431 ((County Assessor))
Tax Parcel	401-33-006A	Lot Acres (approx)	1.020

Directions Hwy 179 South to Yavapino Estates and turn right on Cathedral Rock, right on Castle Rock and Follow around to right and it turns into Chimney Rock Trail. Home on the right.

Marketing Remark Privacy with a feeling of walking in the clouds. This special estate home has views that are breath taking and everywhere you look there is charm and style. Two guest homes and the main home have a total of 6 separate sleeping spaces, 4 Bathrooms and five fireplaces!!! Relaxing by the pool and spa, you will feel like you are at a Resort. Outside entertaining, with built in grill and water feature. This home is one of a kind in Sedona and once you enter behind the beautiful metal gate, a world of Privacy and relaxation unfold. Don't miss this wonderful unique estate home. There is a two car garage but plenty of off street parking behind the gates even enough room for an RV or Trailer. Property is being hooked up to Sewer in Nov, 08 and new roof to be installed in Dec. 08

Features

Appliances Included	Refrigerator, Disposal, Dishwasher, Water Softener, Range/Oven	External Amenities	Open Patio, Spa/Hot Tub, Pool, Landscaping, Sprinkler/Drip, Dog Run, Built in BBQ, Gutters, Fenced Backyard
Internal Amenities	Garage Door Opener, Smoke Detector, Spa/Hot Tub, Bar/ Wet Bar, Intercom, Skylights, In-Law	Cooling	Evaporative, Room Refrigeration
Heating	Forced Gas, Individual Heat	Fireplace	Woodburning Fireplac, Gas, Wood Stove
Windows	Single Pane	Window Coverings	Vertical Blind
Kitchen Features	Gas	Living Room Features	Great Room
Master Bedroom Desc	With Bath	Other Rooms	Potential Bedroom, Work Shop, In-Law Apartment, Other See Remarks
Floor Plan	Open/Modern, Split Bedroom	Levels	Single Level
Floors	Wood, Tile, Stone	Style	Ranch, Contemporary
Construction	Wood/Frame, Stone, Stucco	Roof Materials	Composition Shingle
Foundation	Slab	Basement	None
Handicap Features	None	Mobile Home Type	None
Flood Zone	Verify	Buildings	Guest House, Other See Remarks
Parking	Three Car, R/V, Off Street	Road Access Type	City

Road Maintenance	City Maintained	On-Site Wtr Trt Sys	Conventional Septic, Other See Remarks
Utilities Installed	Electricity, Natural Gas, Private Water, Septic, Telephone, Individual Meter, 220	Water Heater	Electric
Irrigation	None	Pet Privileges	Domestics
Location	Cul De Sac, Mountain Views, Red Rocks, Trees, View	Views	Mountains, Red Rocks/Boulders, Panoramic
Homeowners Warranty	Seller Pays		

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