

## Client Detail Report

**Active 03/01/08**      **Listing # 118027 395 Rodeo Rd Sedona, AZ 86336-3337 Listing Price: \$1,195,000**  
**County: Yavapai**



<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b>	Residential
<b>Area</b>	West Sedona	<b>Subdivision</b>	Cedar Ridge
<b>Beds</b>	3	<b>Approx SqFt Main</b>	3369 Builder Plans
<b>Baths</b>	3.50	<b>Price/Sq Ft</b>	\$354.70
<b>Year Built</b>	1987	<b>Lot Sq Ft (approx)</b>	21780 ((County Assessor))
<b>Tax Parcel</b>	408-24-415	<b>Lot Acres (approx)</b>	0.500

**Directions** Hwy 89 A to Rodeo Rd (Safeway) turn right follow to 395 Rodeo Rd on the left.

**Marketing Remark** Gorgeous Tri-level home with all the space a family would need. 3 Bedrooms, 3 Baths in the main home with great room, Den, two fireplaces, and a potential 4th bedroom or office. In addition, there is a separate Studio across the courtyard that may be used as a office, Art studio with half bath. Beautifully finished garage, with tons of storage and a work area for the handyman. The lot has low maintenance landscaping with views of Thunder Mountain, Airport Mesa, Chimney Rock, Decks for relaxing or entertaining. Don't miss the opportunity to see how beautiful this home is. The owner is a Developer, Designer, Realtor and has put every special touch into his personal home. Complete remodel finished in 2006. Tell your Realtor, Show me this home!!!

<b>Amount of Taxes</b>	3648.32	<b>Tax Year</b>	2007
<b>Association Fees Amt</b>	\$30.00		
<b>Features</b>			
<b>Appliances Included</b>	Refrigerator, Disposal, Washer/Dryer, Dishwasher, Water Softener, Microwave, Range/Oven	<b>External Amenities</b>	Open Patio, Open Deck, Covered Deck, Landscaping, Gutters
<b>Internal Amenities</b>	Garage Door Opener, Central Vacuum, Smoke Detector, Whirlpool, Bar/ Wet Bar, Intercom, Skylights, In-Law, Recirculating Ht Wtr	<b>Cooling</b>	Refrig/Central, Ceiling Fan, Individual A/C
<b>Heating</b>	Forced Gas, Individual Heat	<b>Fireplace</b>	Gas
<b>Windows</b>	Double Glaze, Screens	<b>Window Coverings</b>	Draperies, Wood
<b>Kitchen Features</b>	Electric, Gas, Island	<b>Living Room Features</b>	Cathedral Ceiling, Ceiling Fan, Great Room
<b>Master Bedroom Desc</b>	With Bath, Walk In Closet	<b>Other Rooms</b>	Study/Den/Library, Potential Bedroom, Hobby/Studio, Work Shop, In-Law Apartment, Family, Laundry, Rec/Game Room
<b>Floor Plan</b>	Open/Modern, Split Bedroom, Great Room	<b>Levels</b>	Multi Level, Split Level
<b>Floors</b>	Carpet, Tile	<b>Style</b>	Southwest
<b>Construction</b>	Wood/Frame, Stucco	<b>Roof Materials</b>	Composition Shingle
<b>Foundation</b>	Slab	<b>Basement</b>	Full, Finished, Walkout

**Handicap Features** None  
**Flood Zone** Flood Plain/500  
**Parking** Two Car, Off Street  
**Road Maintenance** City Maintained  
**Utilities Installed** Electricity, Natural Gas, Private Water, Telephone, Cable TV, Individual Meter, Sewer (City)  
**Irrigation** None  
**Location** Red Rocks, Trees  
**Homeowners Warranty** None

**Mobile Home Type** None  
**Buildings** Guest House, Shop  
**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**

Primary: 928-301-2421  
 Secondary: 928-284-4158  
 Other:

E-mail: [sanselmo@russlyon.com](mailto:sanselmo@russlyon.com)

Web Page: [www.MeetMeInSedona.com](http://www.MeetMeInSedona.com)

**Russ Lyon Realty of Sedona**

1370 W. Hwy 89A Suite 9  
 Sedona, AZ 86336  
 928-282-5966  
 Fax : 928-282-9627

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