

Client Detail Report

Listings as of 03/18/08 at 4:36pm

Active 03/02/08 Listing # 118045 2735 S Horton Dr Cornville, AZ 86325-5068 Listing Price: \$225,000
County: Yavapai



Prop Type	Residential	Prop Subtype(s)	Manufactured Home
Area	Cornville/Page Spr	Subdivision	Lower Oc Estb
Beds	2	Approx SqFt Main	700 Owner
Baths	1	Price/Sq Ft	\$321.43
Year Built	1985	Lot Sq Ft (approx)	51401 ((County Assessor))
Tax Parcel	407-07-500D	Lot Acres (approx)	1.180

Directions 89A South to Cornville Rd, Left and follow to Loy Rd., turn Right. Continue to Lower Oak Creek Estates, Left on Kadamoto Rd. to end then Left on Candler and follow around to the left and the road turns into S. Horton Dr. Property is on right.

Marketing Remark Mobile Home on over an acre on Oak Creek!!! This property is a find at any price and for the right person who is a Mr. Fixit, this could be a real opportunity for you. A Single Wide with One bedroom and one bath, with a small second room for an office and an out building with garage or barn too. This property is being sold in an AS IS condition. Extensive work has been done on this property over the past 3 1/2 years. Deep swimming hole off the bank and good fishing too. The handmade Tipi can be purchased outside of escrow. A traditional medicine wheel has been constructed near the Tipi. Call the Listing office to arrange a showing. Don't miss this opportunity to live on Oak Creek!!! Someday you may want to build a site built home here. Where can you find property on Oak Creek for this little money?? Lot Dimentions are approx. however the Survey conducted in 2004 is available to the Buyer for verification.

Amount of Taxes	350.00	Tax Year	2007
Features			
Appliances Included	Refrigerator, Range/Oven	External Amenities	Open Patio, Open Deck, Landscaping, Grass
Internal Amenities	None	Cooling	Heat Pump
Heating	Heat Pump	Fireplace	None
Windows	Single Pane, Screens	Window Coverings	Mini-Blind
Kitchen Features	Electric, Breakfast Bar	Living Room Features	Other See Remarks
Master Bedroom Desc	Walk In Closet	Other Rooms	Study/Den/Library, Potential Bedroom, Hobby/Studio
Floor Plan	Conventional	Levels	Single Level
Floors	Carpet, Vinyl	Style	Manufactured
Construction	Metal	Roof Materials	Metal
Foundation	Piers	Basement	None
Handicap Features	None	Mobile Home Type	Single
Flood Zone	Flood Way, Flood Plain/100, Flood Plain/500, Non Flood Zone	Buildings	Barn, Shed, Shop

Parking R/V, Off Street
Road Maintenance County Maintained
Utilities Installed Electricity, Private Water, 220
Irrigation None
Location Front on Crk/Rvr/Lak
Homeowners Warranty None

Road Access Type County
On-Site Wtr Trt Sys Conventional Septic
Water Heater Electric
Pet Privileges Horses, Farm Animals, Domestic
Views Lake/Creek/River

Presented By:



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