

Client Detail **List Number: 214524**



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|--------------------------|-----------------|--------------------------|------------|
| Property Type | Residential | Residential Type | Site Built |
| Status | Active | Area | Linden |
| Listing Price | 449,000 | State | AZ |
| Short Address | 985 Old Hwy 160 | Zip Code | 85901 |
| City | Show Low | Trees on Property | Yes |
| Bedrooms | 3 | Water Available | Yes |
| Baths | 3 | Power Available | Yes |
| Aprx SqFt | 4,109 | Carport | No |
| Aprx SqFt Source: | Tax | Aprx # of Acres | 11.5 |
| Garage | Yes | Year Built | 1989 |
| Garage Attached: | 2 | | |
| Horses | Yes | | |
| School District | Show Low | | |

Virtual Tour:
Directions: Hwy 260 (Clark Rd) West to Old Highway 160 (43rd Ave.) then right. Home will be down on your right hand side before getting into Linden.
Legal: Extensive Metes & Bounds

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|----------------------------|---------|---------------------|-------|---------------------------------|----------------|
| DOM/CDOM: | 208/208 | Taxes: | 4,402 | Approx Lot SqFt | 500,940 |
| Original List Price | 449,000 | Assessments: | No | Assessor # | 409-26-016B |
| Aprx SqFt | 4,109 | Short Sale: | No | Subdivision/Neighborhood | Show Low Unsub |
| List Price/SqFt | 109.27 | REO: | No | County | Navajo |

Features


| | | |
|--|--|--|
| Possession By Agreement | Property Adjoins USFS | Water Heater Gas |
| Owner Will Sell Cash,Conventional | Baths Full Bath,Garden Tub,Shower,Tub,Tub/Shower | Fireplace/Woodstove Woodstove |
| Construction Wood Frame | Kitchen Features Electric Range,Refrigerator | Floor Covering Carpet,Laminate,Tile |
| Style Multi-Level | Eating Area Breakfast Bar,Breakfast Room,Formal Dining Room | Interior Features Dual Pane Windows,Smoke Detector |
| Roof Metal | Laundry Dryer,Utility Room,Washer | Exterior Features In the Trees,Other Building,Panoramic View,Tall Pines On Lot,Utility Building |
| Foundation Stemwall | Other Rooms Balcony/Loft,Foyer/Entry,Greenhouse,Work Room | Garage/Carport Garage Attached: 2 |
| Utilities Available Electric - Individual Metered,Navopache,Propane Tank Leased,Septic,Well | Cooling Central A/C | Road Maintenance County |
| Property Boundary Partly Fenced | Heating Bottled Gas,Forced Air | |

Financial Info

OWC: No

Public Remarks and Agent Remarks

Public Remarks: Riddle: Where can you find a 4000+ sq ft home on 11.5 heavily treed acres, with the National Forest on two sides, and right at the edge of Show Low and minutes from Safeway? Answer: You just found it! Incredible, one of a kind opportunity for this property. The acreage alone makes this property worth every penny. The home itself does need a little finishing work and some exterior clean up, but nothing that would keep the visionary away. Large separate workshop on the property along with an old greenhouse, additional storage shed and well house. Just yards outside the Show Low city limits, the convenience of having National Forest acreage this close is just not available in any other active property.



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