



\$ 1,250,000

## 1155 APPALACHIAN ROAD FLAGSTAFF AZ 86004

<https://nickcosper.com>

Rare opportunity to own in one of Flagstaff's best-kept secrets. Just a stone's throw from National forest and Mt. Elden, this 6 bedroom, 2.75 bath home has room for everyone! The gourmet kitchen, designed by Architectural Design Studio, features custom alder cabinetry and luxury granite counters complete with gorgeous waterfall...

- 6 beds
- 2.75 baths
- Single Family Residence
- 410 - Shadow Mountain
- Active

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**CALL US NOW**

Phone: 928-225-9333

Email: [mail@nickcosper.com](mailto:mail@nickcosper.com)



PROPERTY DETAILS

<b>HOA 1 Master Assoc:</b> No	<b>Floor Coverings:</b> Carpet,Ceramic Tile,Wood
<b>Taxes:</b> 3470.62	<b>Roof:</b> Asphalt Shingle
<b>Cumulative DOM:</b> 1	<b>Vegetation Density:</b> Heavily Treed
<b>Heating/Cooling:</b> ENERGY STAR Qualified Equipment,Forced Air,Natural Gas,Zoned	<b>Interior Amenities:</b> Smoke Detector
<b>List Price/SqFt:</b> 324.68	<b>Terrain:</b> Hillside
<b>Foundation:</b> Crawl Space,Slab,Walk-Out Basement	<b>Construction:</b> Blown-In Insulation,Ducts Professionally Air-Sealed,Frame-Wood
<b>Separate Guest House:</b> No	<b>Sellers Option:</b> Cash,Conventional,VA
<b>Possession:</b> At COE	<b>New Construction:</b> No
<b>Road Maintenance:</b> City	<b>Snow Removal:</b> City
<b>Roads:</b> Paved	<b>Transaction Type:</b> Sale
<b>APN:</b> 10916022g	

FEATURES

<b>Exterior:</b> Composite	<b>Garage Type:</b> <b>Garage Capacity:</b> 2.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Ponderosa

VIRTUAL TOUR

**Virtual Tour:** [https://www.zillow.com/view-imx/d1ffa1f9-8396-4ce7-929f-2ea63f709c51?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/d1ffa1f9-8396-4ce7-929f-2ea63f709c51?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

- Breakfast Bar



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- Dishwasher
- Disposal
- Double Oven
- Electric Range
- ENERGY STAR Qualified Dishwasher
- ENERGY STAR Qualified Refrigerator
- Gas Range
- Microwave
- Pantry
- Refrigerator

## BASIC FACTS

**Property ID:** 358059

**MLS #:** 196514

**Type:** Single Family Residence

**Bedrooms:** 6

**Bathrooms:** 2.75

**Year built:** 1994

**Courtesy of:** Best Flagstaff Homes Realty

**Post Updated:** 2024-04-26 17:55:44

**Status:** Active

**Square Feet:** 3850.00 sq ft

**Lot size:** 8581.00 sq ft

**Lot Acres:** 0.19

**Date added:** 04/25/24

**Display on Public Websites:** Y



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