



**\$ 449,900**

## **3001 BUTLER AVENUE FLAGSTAFF AZ 86004**

<https://nickcosper.com>

TO BE BUILT HOME...Embark on a journey into the enchanting realm of WoodShire on Butler, Flagstaff's most anticipated new neighborhood. Nestled among the towering Ponderosa trees, this community unveils a distinctive collection of two-story bungalows that seamlessly blend affordability with an unmistakable touch of elegance. Immerse yourself in a haven...

- 2 beds
- 2.5 baths
- Condominium
- 306 - Woodshire
- Pending - Take Backup

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### **CALL US NOW**

Phone: 928-225-9333

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



PROPERTY DETAILS

<b>HOA Name:</b> Woodshire on Butler	<b>HOA 1 Master Assoc:</b> Yes
<b>HOA Fees:</b> 140.00	<b>HOA Frequency:</b> Monthly
<b>Taxes:</b> 548.00	<b>Roof:</b> Asphalt Shingle
<b>Cumulative DOM:</b> 198	<b>Vegetation Density:</b> Heavily Treed
<b>Heating/Cooling:</b> Forced Air,Natural Gas	<b>Interior Amenities:</b> Smoke Detector
<b>List Price/SqFt:</b> 409.74	<b>Contingent (PBK/ACR):</b> Pending - Take Backup
<b>Unit #:</b> 10	<b>Terrain:</b> Sloped
<b>Foundation:</b> Slab	<b>Construction:</b> Frame-Wood
<b>Construction Status:</b> To Be Built	<b>Separate Guest House:</b> No
<b>Sellers Option:</b> Cash,Conventional,FHA,New Construction,VA	<b>Possession:</b> At COE
<b>New Construction:</b> Yes	<b>Road Maintenance:</b> HOA
<b>Snow Removal:</b> HOA	<b>Roads:</b> Paved,Winter Access
<b>Transaction Type:</b> Sale	<b>Pending Assessments Y/N:</b> No
<b>APN:</b> 10604028	

FEATURES

<b>Exterior:</b> Composite	<b>Garage Type:</b> Garage Capacity: 0.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Ponderosa

- Dishwasher
- Disposal
- Gas Range



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- Microwave

## BASIC FACTS

**Property ID:** 341886

**MLS #:** 195673

**Type:** Condominium

**Bedrooms:** 2

**Bathrooms:** 2.50

**Year built:** 2024

**Courtesy of:** da Vinci Realty

**Post Updated:** 2024-03-11 18:55:11

**Status:** Pending - Take Backup

**Square Feet:** 1098.00 sq ft

**Lot size:** 871.00 sq ft

**Lot Acres:** 0.02

**Date added:** 01/19/24

**Display on Public Websites:** Y



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