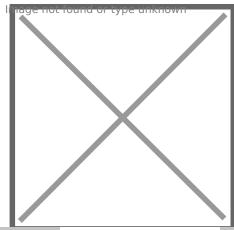


3227 COPPERLEAF LANE FLAGSTAFF AZ 86004

https://nickcosper.com

Welcome to The Point at Canyon Del Rio, Flagstaff's newest Townhome community. Amazing location in the heart of Flagstaff, The Point offers several floor plan option. Lot 39 features plan 2370A, with 3 bedrooms, 3.5 baths and a loft. Get in early, and you can pick your finishes!! Included features...

- 3 beds
- 3.5 baths
- Townhome
- 307 Canvon Del Ric
- Active





CALL US NOW

Phone: 928-225-9333

Email: mail@nickcosper.com



PROPERTY DETAILS

HOA Name: CDR HOA **HOA 1 Master Assoc:** Yes

HOA Fees: 20.00 **HOA Frequency:** Monthly

HOA 2 or POA \$: 150.00 **Floor Coverings:** Carpet,Ceramic

Tile,Laminate

Terrain: Sloped

Taxes: 34.00 Roof: Asphalt Shingle

Cumulative DOM: 117 Vegetation Density: Lightly Treed

Heating/Cooling: ENERGY STAR Qualified List Price/SqFt: 351.53

Equipment,Forced Air,Natural Gas

Foundation: Slab Construction: Low VOC Insulation.Low VOC

Wood Products, Spray Foam Insulation

Construction Status: To Be Built **Separate Guest House:** No

Sellers Option: Cash,Conventional,FHA,VA **Possession:** At COE

New Construction: Yes **Road Maintenance:** City

Snow Removal: City Roads: Paved, Winter Access

Transaction Type: Sale Pending Assessments Y/N: No

APN: 10608082

Unit #: Lot 39

FEATURES

Exterior: Composite, Low VOC Paint, Wood Garage Type: Garage Capacity: 2.00

Sidina

Water Source: City Water Vegetation: Ponderosa

Dishwasher



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- Disposal
 - ENERGY STAR Qualified Dishwasher
 - Gas Range
 - Kitchen Island
 - Microwave
 - Walk-in Pantry

BASIC FACTS

Property ID: 338384 **Post Updated:** 2024-04-08 20:55:24

MLS #: 195476 Status: Active

Type: Townhome **Square Feet:** 2370.00 sq ft

Bedrooms: 3 **Lot size:** 3485.00 sq ft

Bathrooms: 3.50 Lot Acres: 0.08

Year built: 2024 Date added: 12/13/23

Courtesy of: Valley Peaks Realty Display on Public Websites: Y





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