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## 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 - Canyon Del Rio
- Active

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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> CDR HOA	<b>HOA 1 Master Assoc:</b> Yes
<b>HOA Fees:</b> 20.00	<b>HOA Frequency:</b> Monthly
<b>HOA 2 or POA \$:</b> 150.00	<b>Floor Coverings:</b> Carpet,Ceramic Tile,Laminate
<b>Taxes:</b> 34.00	<b>Roof:</b> Asphalt Shingle
<b>Cumulative DOM:</b> 117	<b>Vegetation Density:</b> Lightly Treed
<b>Heating/Cooling:</b> ENERGY STAR Qualified Equipment,Forced Air,Natural Gas	<b>List Price/SqFt:</b> 351.53
<b>Unit #:</b> Lot 39	<b>Terrain:</b> Sloped
<b>Foundation:</b> Slab	<b>Construction:</b> Low VOC Insulation,Low VOC Wood Products,Spray Foam Insulation
<b>Construction Status:</b> To Be Built	<b>Separate Guest House:</b> No
<b>Sellers Option:</b> Cash,Conventional,FHA,VA	<b>Possession:</b> At COE
<b>New Construction:</b> Yes	<b>Road Maintenance:</b> City
<b>Snow Removal:</b> City	<b>Roads:</b> Paved,Winter Access
<b>Transaction Type:</b> Sale	<b>Pending Assessments Y/N:</b> No
<b>APN:</b> 10608082	

FEATURES

<b>Exterior:</b> Composite,Low VOC Paint,Wood Siding	<b>Garage Type:</b> <b>Garage Capacity:</b> 2.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Ponderosa

- Dishwasher



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

## BASIC FACTS

**Property ID:** 338384

**MLS #:** 195476

**Type:** Townhome

**Bedrooms:** 3

**Bathrooms:** 3.50

**Year built:** 2024

**Courtesy of:** Valley Peaks Realty

**Post Updated:** 2024-04-08 20:55:24

**Status:** Active

**Square Feet:** 2370.00 sq ft

**Lot size:** 3485.00 sq ft

**Lot Acres:** 0.08

**Date added:** 12/13/23

**Display on Public Websites:** Y



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