



**\$ 2,450,000**

## **3247 TEHAMA CIRCLE FLAGSTAFF AZ 86005**

<https://nickcosper.com>

Step into timeless charm where modern living embraces rustic elegance in this 3,324 sq. ft. haven. Vaulted ceilings adorned with exposed beams and rich wood floors throughout captivate from the moment you enter. Expansive windows and glass doors bathe the grand living room in natural light, while a stone fireplace...

- 4 beds
- 4 baths
- Single Family Residence
- 220 - Pine Canyon
- 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> Hoamco	<b>HOA 1 Master Assoc:</b> Yes
<b>HOA Fees:</b> 735.00	<b>HOA Frequency:</b> Quarterly
<b>Floor Coverings:</b> Carpet,Wood	<b>Taxes:</b> 7420.00
<b>Roof:</b> Asphalt Shingle,Metal	<b>Cumulative DOM:</b> 89
<b>Vegetation Density:</b> Heavily Treed	<b>Heating/Cooling:</b> Forced Air,Natural Gas
<b>Interior Amenities:</b> Fire Sprinklers,Security System,Smoke Detector	<b>List Price/SqFt:</b> 737.06
<b>Contingent (PBK/ACR):</b> Pending - Take Backup	<b>Terrain:</b> Sloped
<b>Foundation:</b> Slab	<b>Construction:</b> Frame-Wood
<b>Separate Guest House:</b> No	<b>Sellers Option:</b> Cash,Conventional,FHA
<b>Possession:</b> At COE	<b>New Construction:</b> No
<b>Road Maintenance:</b> Private	<b>Snow Removal:</b> HOA,Private
<b>Roads:</b> Paved	<b>Transaction Type:</b> Sale
<b>Pending Assessments Y/N:</b> No	<b>APN:</b> 10510039

FEATURES

<b>Exterior:</b> Stone,Wood Siding	<b>Garage Type:</b> Garage Capacity: 2.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Ponderosa

- Breakfast Bar
- Dishwasher
- Disposal
- Gas Range



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- Kitchen Island
- Microwave
- Refrigerator

## BASIC FACTS

**Property ID:** 342246

**MLS #:** 195694

**Type:** Single Family Residence

**Bedrooms:** 4

**Bathrooms:** 4

**Year built:** 2016

**Courtesy of:** The Agency RE LLC

**Post Updated:** 2024-04-20 18:02:35

**Status:** Pending - Take Backup

**Square Feet:** 3324.00 sq ft

**Lot size:** 16117.00 sq ft

**Lot Acres:** 0.37

**Date added:** 01/22/24

**Display on Public Websites:** Y



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