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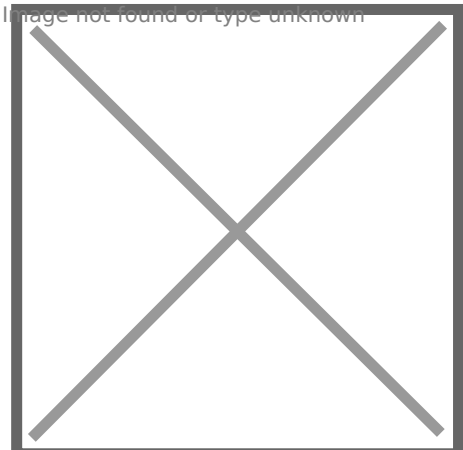
\$ 824,343

547 VALERIAN LANE FLAGSTAFF AZ 86004

<https://nickcosper.com>

Welcome to Canyon Del Rio The Ridge! Located in the heart of Flagstaff. This home is energy efficient, with foam insulation, fresh air exchange, natural gas tankless water heater with built-in recirculation pump, solar ready and many more. Only minutes from downtown, hiking, biking, skiing, and all the outdoors have...

- 4 beds
- 3 baths
- Single Family Residence
- 307 - Canyon Del Rio
- Active



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Email: mail@nickcosper.com



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PROPERTY DETAILS

HOA Name: Canyon Del Rio

HOA Fees: 90.00

Floor Coverings: Carpet,Ceramic Tile,Vinyl

Roof: Asphalt Shingle

Vegetation Density: Lightly Treed

Interior Amenities: Smoke Detector

Unit #: Lot 23

Foundation: Slab

Construction Status: Under Construction

Sellers Option: Cash,Conventional,VA

New Construction: Yes

Snow Removal: City

Zoned: County

Pending Assessments Y/N: No

HOA 1 Master Assoc: Yes

HOA Frequency: Monthly

Taxes: 51.00

Cumulative DOM: 50

Heating/Cooling: Natural Gas,Smart Thermostat,Zoned

List Price/SqFt: 389.21

Terrain: Level

Construction: Frame-Wood,Spray Foam Insulation

Separate Guest House: No

Possession: At COE

Road Maintenance: City

Roads: Paved,Winter Access

Transaction Type: Sale

APN: 10608119

FEATURES

Exterior: Composite,Low VOC Paint

Water Source: City Water

Garage Type: **Garage Capacity:** 2.00

Vegetation: Ponderosa

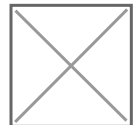
- Dishwasher
- Disposal



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- Eat In
- ENERGY STAR Qualified Dishwasher
- Gas Range
- Kitchen Island
- Microwave
- Pantry

BASIC FACTS

Property ID: 397168

MLS #: 198506

Type: Single Family Residence

Bedrooms: 4

Bathrooms: 3

Year built: 2025

Courtesy of: Valley Peaks Realty

Post Updated: 2024-11-20 17:02:39

Status: Active

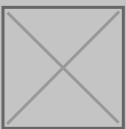
Square Feet: 2118.00 sq ft

Lot size: 6000.00 sq ft

Lot Acres: 0.14

Date added: 10/01/24

Display on Public Websites: Y



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