



\$ 675,000

## 6039 CUPRITE TRAIL FLAGSTAFF AZ 86005

<https://nickcosper.com>

Nestled in Flagstaff's sought after Ponderosa Trails, this single level home offers a split floorplan for optimal privacy and is in tip top shape! Entertain in the expansive great room or soak up nature on the spacious deck overlooking the fully landscaped yard. Primary suite features a separate shower, soaking...

- 3 beds
- 2 baths
- Single Family Residence
- 250 - Ponderosa Trails
- 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> The Retreat at Ponderosa Trails	<b>HOA 1 Master Assoc:</b> Yes
<b>HOA Fees:</b> 300.00	<b>HOA Frequency:</b> Yearly
<b>Floor Coverings:</b> Carpet,Ceramic Tile	<b>Taxes:</b> 2330.06
<b>Roof:</b> Asphalt Shingle	<b>Cumulative DOM:</b> 4
<b>Vegetation Density:</b> Lightly Treed	<b>Heating/Cooling:</b> ENERGY STAR Qualified Equipment,Forced Air,Natural Gas
<b>Interior Amenities:</b> Smoke Detector	<b>List Price/SqFt:</b> 424.79
<b>Contingent (PBK/ACR):</b> Pending - Take Backup	<b>Terrain:</b> Level
<b>Foundation:</b> Slab	<b>Construction:</b> Frame-Wood
<b>Separate Guest House:</b> No	<b>Sellers Option:</b> Cash,Conventional,FHA,VA
<b>Possession:</b> At COE	<b>New Construction:</b> No
<b>Road Maintenance:</b> City	<b>Snow Removal:</b> City
<b>Roads:</b> Paved,Winter Access	<b>Zoned:</b> Res
<b>Transaction Type:</b> Sale	<b>Pending Assessments Y/N:</b> No
<b>APN:</b> 11261023	

FEATURES

<b>Exterior:</b> Composite,Stone	<b>Garage Type:</b> Garage Capacity: 2.00
<b>Water Source:</b> City Water	<b>Vegetation:</b> Mixed

- Breakfast Bar
- Dishwasher
- Disposal



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- Gas Range
- Microwave
- Pantry
- Refrigerator

## BASIC FACTS

**Property ID:** 356179

**MLS #:** 196414

**Type:** Single Family Residence

**Bedrooms:** 3

**Bathrooms:** 2

**Year built:** 2006

**Courtesy of:** Elevated Realty LLC

**Post Updated:** 2024-04-20 17:02:13

**Status:** Pending - Take Backup

**Square Feet:** 1589.00 sq ft

**Lot size:** 7405.00 sq ft

**Lot Acres:** 0.17

**Date added:** 04/16/24

**Display on Public Websites:** Y



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