



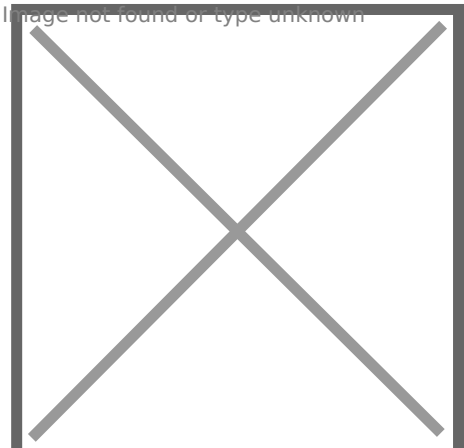
\$ 980,000

## 6047 ABINEAU CANYON DRIVE FLAGSTAFF AZ 86004

<https://nickcosper.com>

Welcome to this stunning generously sized 5-bedroom, 3.5-bathroom home located in Aubineau Canyon off Walnut Hills, on .36 acres. As you walk in, you immediately notice the tall, vaulted ceilings & open floorplan. The family room boasts plenty of space, Brazilian Koa Hardwood floors, and a large, beautiful gas...

- 5 beds
- 3.5 baths
- Single Family Residence
- 350 - Walnut Ridge
- Active



**CALL US NOW**

Phone: 928-225-9333

Email: [mail@nickcosper.com](mailto:mail@nickcosper.com)



## PROPERTY DETAILS

**HOA Name:** Walnut Ridge HOA

**HOA Fees:** 55.00

**Floor Coverings:** Carpet,Ceramic Tile,Wood

**Roof:** Asphalt Shingle

**Vegetation Density:** Heavily Treed

**Interior Amenities:** Smoke Detector

**Terrain:** Sloped

**Construction:** Frame-Wood

**Possession:** At COE

**Road Maintenance:** City

**Roads:** Paved,Winter Access

**Pending Assessments Y/N:** No

**HOA 1 Master Assoc:** Yes

**HOA Frequency:** Quarterly

**Taxes:** 3129.00

**Cumulative DOM:** 58

**Heating/Cooling:** Forced Air,Natural Gas

**List Price/SqFt:** 354.56

**Foundation:** Slab

**Sellers Option:** Cash,Conventional,FHA

**New Construction:** No

**Snow Removal:** City

**Transaction Type:** Sale

**APN:** 11729140

## FEATURES

**Exterior:** Composite

**Water Source:** City Water

**Garage Type:** **Garage Capacity:** 2.00

**Vegetation:** Ponderosa

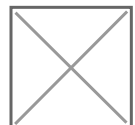
- Breakfast Bar
- Dishwasher
- Disposal
- Gas Range
- Microwave
- Pantry



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- Refrigerator

## BASIC FACTS

**Property ID:** 406027

**MLS #:** 199099

**Type:** Single Family Residence

**Bedrooms:** 5

**Bathrooms:** 3.50

**Year built:** 2001

**Courtesy of:** Miramonte Homes

**Post Updated:** 2025-02-12 18:02:14

**Status:** Active

**Square Feet:** 2764.00 sq ft

**Lot size:** 15682.00 sq ft

**Lot Acres:** 0.36

**Date added:** 12/17/24

**Display on Public Websites:** Y



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