



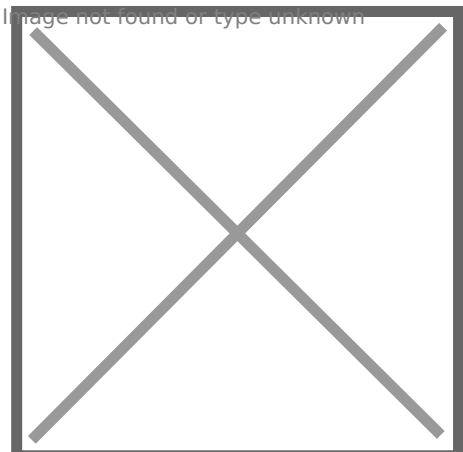
\$ 1,999,000

## 8687 TALL TALES RANCH ROAD FLAGSTAFF AZ 86004

<https://nickcosper.com>

Welcome to Tall Tales Ranch! A new development just 10 minutes from Flagstaff but boasting all the privacy and space of country living. There are only 22 lots in Tall Tales Ranch, each five acres in size and Coconino National Forest adjacent. This home is a stunner! Panoramic views abound...

- 4 beds
- 3.5 baths
- Single Family Residence
- 585 - Cosnino Road Area
- Active



**CALL US NOW**

Phone: 928-225-9333

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



## PROPERTY DETAILS

**HOA Name:** Tall Tales Ranch HOA

**HOA Fees:** 600.00

**HOA 2 or POA \$:** 600.00

**Taxes:** 1998.82

**Cumulative DOM:** 88

**Heating/Cooling:** Forced Air,Propane

**List Price/SqFt:** 611.68

**Foundation:** Slab

**Construction Status:** Complete Spec Home **Separate Guest House:** No

**Sellers Option:** Cash,Conventional

**New Construction:** Yes

**Snow Removal:** HOA

**Transaction Type:** Sale

**APN:** 11701003

**HOA 1 Master Assoc:** Yes

**HOA Frequency:** Yearly

**Floor Coverings:** Ceramic Tile,Wood

**Roof:** Asphalt Shingle

**Vegetation Density:** Heavily Treed

**Interior Amenities:** Smoke Detector

**Terrain:** Level

**Construction:** Frame-Wood,Spray Foam Insulation

**Possession:** At COE

**Road Maintenance:** HOA

**Roads:** Paved

**Pending Assessments Y/N:** No

## FEATURES

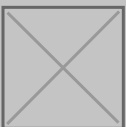
**Exterior:** Brick Veneer,Composite

**Water Source:** Cistern,Shared Well

**Garage Type:** **Garage Capacity:** 3.00

**Vegetation:** Juniper/Pinon

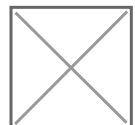
- Breakfast Bar
- Dishwasher
- Double Oven
- Gas Range



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- Kitchen Island
- Microwave
- Refrigerator
- Walk-in Pantry

## BASIC FACTS

**Property ID:** 394534

**MLS #:** 198349

**Type:** Single Family Residence

**Bedrooms:** 4

**Bathrooms:** 3.50

**Year built:** 2024

**Courtesy of:** Realty One Group, Mountain Desert

**Post Updated:** 2024-12-16 17:02:48

**Status:** Active

**Square Feet:** 3268.00 sq ft

**Lot size:** 217844.00 sq ft

**Lot Acres:** 5.00

**Date added:** 09/20/24

**Display on Public Websites:** Y



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