

Client Detail	List Number: 244272
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Property Type	Residential	Residential Type	Site Built
Status	Active	Area	Snowflake
Listing Price	225,000	State	AZ
Short Address	4851 Rencher Avenue	Zip Code	85937
City	Snowflake	Trees on Property	Yes
Bedrooms	1	Water Available	Yes
Baths	1	Power Available	Yes
Aprx SqFt	1,216	Carport	No
Garage	No	Aprx # of Acres	8.5
Zoning (County Records)		Year Built	1979
Horses	Yes	Year Remodeled	
School District	Snowflake		

Co-Broke Yes Co-Broke (\$ or %) 2.5% Cumulative DOM: 16 Original List Price 225,000 Aprx SqFt 1,216 List Price/SqFt 185.03	Assessments \$: Assessments: No Assessment Remarks:	Legal SECTION 19,T13N,R21E: COM S4 COR SEC 19; TH S89 29'04 W 1177.66' TPOB; TH S89 31'17 W 211.55'; TH N00 36'40 W 1159.89'; TH S8 Township 13N Range 21E Section 19 Tract Assessor # 202-30-006C Subdivision/Neighborhood Snowflake Unsubdivided County Navajo Directions From Main St turn west on Az 277 (Snowflake Blvd) 4.8 miles. Turn left onto Savage St .5 mile, turn right onto Rencher Ave go 22 ft to house on left.
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Features		
To Show Possession At COE Owner Will Sell Cash Construction Style 1st Level Roof Metal Foundation Stemwall Utilities Available APS,Electric - Individual Metered,Private Well,Septic Property Boundary Partly Fenced	Property Adjoins Private Baths Kitchen Features Eating Area Laundry Other Rooms Cooling Heating Wood	Water Heater Electric Fireplace/Woodstove Woodstove Floor Covering Carpet,Tile Interior Features Exterior Features Garage/Carport Road Maintenance County,Private Maintained Road Miscellaneous

Financial Info
OWC: No

Public Remarks
Public Remarks: 8.5 beautiful acres in Snowflake with a well, septic and power. This is the perfect location, secluded but close to all amenities. Part of the house is finished, cozy and comfortable. Then you have an unfinished portion full of possibilities. New roof and appliances. This is a once in a lifetime opportunity. Parcel 202-30-006B is included in the 8.5 acres.



Listing Courtesy of: Listing Office: