



Property Type:	Residential	Bedrooms (1 - 12):	3
Sub-Type:	Single Family Residence	Baths - Total (0-10):	2
Area:	45 - Village of Oak Cr	Apx Total SF:	2,854
Subdivision:	Red Rock Cove East	Apx SF Main:	2,854
County:	Yavapai	Apx SF - Guest House:	
Lot Dimensions:		SqFt Source:	County Assessor
Lot Acreage:	0.32	List Price/SqFt:	307.99
# of Floors:	1	Total # of Rooms:	8
Unit #:		# of Buildings:	1
Year Built:	2001	Assessments \$:	
Taxes/Year:	4,412 / 2018	Asmts Freq:	Annual
Tax Parcel:	405-29-047	Association Fees \$:	180
Phase:	1	Assoc Fee Freq:	Annual
Adom/Cdom:	/	Association Transfer Fee \$:	128
Occupancy:	Owners Occupancy	Keysafe:	Yes
Land Lease:	No	Builder:	Koch
		Zoning:	R1L-10

Directions: Hwy-179 to Bell Rock Blvd. Turn Right on Red Butte Dr. Make a Left on Beaver Creek Dr. Turn Left on Redrock Rd. House is on the Left.
Marketing Remarks: Luxurious, single level, 2,854 SqFt home, (3) bedroom, in Sedona's Village of Oak Creek, offering enchanting red rock views! This home is designer-influenced soft contemporary style featuring over \$200,000 in NEW interior remodel renovations, NEW Zen outdoor living spaces with a resort-style ambiance. Beautiful outdoor landscape design with new designer planter boxes for organic gardening; new water feature; new gas fire-pit; premium 5-burner built-in BBQ grill; newer \$50,000+ 'Endless Pool Fitness System' + hydraulically powered underwater treadmill creating your own at-home wellness system; new hand fabricated stylish dog run fencing accommodating small or large pets. Bonus roof-top deck to enjoy the exquisite sunrises, sunsets and gorgeous starry nights. Two-Car over-sized garage. -MORE
Agent Remarks: By Appointment; Easy To Show; Call/Text Jeanette 928-660-9266 & Ed: 928-300-0400. Accommodating Owners Will Remove Small Dogs. Pre-Qualified Buyers, Please. Owners Would Love To Lease-Back As They Are Building Larger Home. But, No Worries If They Cannot. See List Of NEW Remodel Amenities In Supplemental Info and Documents. Spent Over \$200,000 in Remodel. All Single Level Except Roof-Top
Legal: RED ROCK COVE EAST LOT 45

HOA: Yes	Green Energy Feature: Ceiling Fans	Parking: 2 Car
Property Owners Assc: None	Green/Energy Cert:	Road Access: Paved
Association Fees: Homeowners	Green/Engy Cert Year:	Roof Materials: Hot Mop
Basement: None	Garage/Carpport: Garage Attached: Yes; Garage Spaces: 2	Road Maintenance: County Maintained
Master Bedroom: 2 Closets; Separate Tub/Shower; Walk in Closet; With Bath	Handicap Features: None	Special Conditions: N/A
Building: None	Heating: Forced Gas; Natural Gas	Style: Contemporary; Southwest
Cooling: Ceiling Fan; Refrigeration/Centr	Home Warranty: None	Terms Available: Cash; Cash to New Loan
Construction: Frame - Wood; Stucco	Irrigation: None	To Show: Special Inst or Pets; See Agent Remarks
Dining Room Features: Formal	Location: Corner; Mountain Views; Red Rock; Trees; View	Views: Mountains; Panoramic; Red Rocks/Boulders
Foundation: Stem Wall	Living Room Features: Cathedral Ceiling; Ceiling Fan; Great Room	Window Coverings: Pleated Shades
Floors: Tile	Levels: Level Entry; Single Level	Windows: Double Glaze; Screens
Fireplace: Gas	Mobile Home Type: None	Water Heater: Natural Gas
Floor Plan: Great Room; Open/Modern; Split Bedroom	On-Site Water Trtmnt: Conventional Septic	Possession:
Flood Zone: Verify; Zone X	Owner Name: See County Records	Pet Privileges: Domestic

Appliances Included: Dishwasher; Disposal; Microwave Built In; Range; Refrigerator; Reverse Osmosis; Wall Oven; Water Softener
External Amenities: Built-in BBQ; Community Club House; Covered Patio(s); Dog Run; Gutters; Landscaping; Open Patio; Perimeter Fence; Pool, Private; Sprinkler/Drip; Tennis
Internal Amenities: Central Vacuum; Garage Door Opener; Humidifier; Recirculating HotWtr; Security; Skylights; Smoke Detector; Whirlpool
Kitchen Features: Breakfast Bar; Breakfast Nook; Commercial Grade; Gas; Island; Pantry; Other - See Remarks
Other Rooms: Laundry; Study/Den/Library
Utilities Included: Cable TV; Electricity; Natural Gas; Private Water; Septic; Telephone; Underground

Listing Date: 05/30/2019	Status Change Date: 06/06/2019	ADOM/CDOM: /
Expiration Date: 12/31/2019		Original List Price: 879,000

Compensation \$/ %: %	Buyer Broker: 3	Listing Type Comment:				
Variable Commission: Yes	Listing Type: Exclusive Authorization	Exclusions Y/N: No				
Seller Conc Y/N:	Seller Concession:	Selling Comments:				
Name	Lic. #	Mobile	Office	Primary	Fax	Email
LA: Jeanette Sauer 13946	SA644577000	928-660-9266		928-660-9266		jeanette.sauer@russlyon.com
LO: Russ Lyon Sotheby's Intl Rlty 521	LC646682007		928-282-5966	928-282-5966	928-282-9627	
Co-LM: Edward Pennington 12667	SA021068000	928-300-0400		928-300-0400	928-282-0943	ed.pennington@russlyon.com

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Jeanette Sauer on Thursday, June 06, 2019 2:55 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.