


MLS#: 506831	Address: 671 Palisades Drive Clarkdale, AZ 86324 Lot #: M&B	Active	Listing Price: \$249,900
	Property Type: Residential	Bedrooms (1 - 12):	3
	Sub-Type: Residential	Baths - Total (0-10):	1.75
	Area: 16 - Clarkdale	Apx SF - Main:	1,653
	Subdivision: Under 5 Acres	Apx SF - Guest House:	
	County: Yavapai	SqFt Source:	County Assessor
	Lot Size County Assessor	List Price/SqFt:	151.18
	Source:	Total # of Rooms:	6
	Lot irregular refer to plat map	# of Buildings:	3
	Dimensions: document	Assessments \$:	0
	Lot Acreage: 2.47	Association Fees \$:	0
	# of Floors: 3	Assoc Fee Freq:	
	Year Built: 1989	Builder:	unknown
	Taxes/Year: 2,251 /	Zoning:	R1
	Tax Parcel: 400-06-016x		
	Phase: M&B		
	Adom/Cdom: 0 /		

Directions: From Old Town Cottonwood on N Main becomes Broadway to left on Palisades Drive. First home on your left 671 Palisades Dr Clarkdale, AZ 86324

Marketing Remarks: Wonderful expansive views from this Passive Solar 3 bedroom 1.75 Bath home on 2.47 Acres with its own private well and green house. Lots of storage, full hook-up and double carport for RV plus single garage, 300 Sq Ft Solarium. Well maintained property, move in ready. Newly painted outside, well house, areas to grow plants. A wonderful feeling of privacy here. Hillside Acreage.

Legal: IRREG PCL BY M AND B LYING 663.91 FT W AND 200 FT N OF SE COR OF AND IN SE4SE4 SEC 20 16 3E CONT 2.47 AC

Association Fees: None	Garage/Carport: Attached; Garage - 1 Car; RV Garage/Carport; Other - See Remarks	Parking: 3 or More; Off Street; RV; Other - See Remarks
Basement: None	Handicap Features: None	Road Access: City; Paved
Master Bedroom: With Bath	Heating: Forced - Gas; Solar	Roof Materials: Comp Shingle; Foam; Hot Mop
Building: RV Garage; Shed; Other - See Remarks	Home Warranty: None	Road Maintenance: City Maintained
Cooling: Ceiling Fan; Evaporative	Irrigation: None	Special Conditions: N/A
Construction: Other (See Remarks)	Location: Mountain Views; Trees; View	Style: Other (See Remarks)
Dining Room Features: Kitchen/Dining Combo	Living Room Features: Cathedral Ceiling; Ceiling Fan	Terms Available: Cash; Cash to New Loan
Foundation: Slab	Levels: Level Entry; Main Living 1st Lvl; Multi-Level	To Show:
Floors: Carpet; Tile	Mobile Home Type: None	Views: Desert; Mountains; Panoramic
Fireplace: Wood Stove	On-Site Water Trtmnt: Conventional Septic	Window Coverings: Horizontal Blinds
Floor Plan: Split Bedroom; Other - See Remarks	Possession: At Recordation	Windows: Double Glaze; Screens
Flood Zone: Non Flood Zone; Verify	Pet Privileges: Domestic; Horses	Water Heater: Electric
Appliances Included: Dishwasher; Disposal; Range/Oven; Refrigerator; Washer/Dryer; Water Softener		
External Amenities: Landscaping; Open Deck; Open Patio; RV Dump		
Internal Amenities: Garage Door Opener; Smoke Detector		
Kitchen Features: Gas; Propane		
Other Rooms: Greenhouse; Storage; Study/Den/Library; Other - See Remarks		
Utilities Included: 220; Electricity; Individual Meter; Propane; Septic; Telephone; Underground; Well Exists; Other - See Remarks		
Listing Courtesy of Yavapai Realty		

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Room Name	Length	Width	Room Level	Room Name	Length	Width	Room Level
Master Bedroom	20	12	1st Floor	Other	30	23 RV	L
Bedroom 2	11	16	2nd Floor	Office	15	9.10	1st Floor
Bedroom 3	10.2	12.8	1st Floor	Garage	11.7	20.7	L
Living Room	20.8	13	1st Floor				
Kitchen	10	8	1st Floor				

Information is deemed to be reliable, but is not guaranteed. © 2015 [MLS](#) and [FBS](#). Prepared by Esther Talbert, Broker | Ceo, Broker,rCRMS,GREEN,CDPE,CNE on Thursday, April 23, 2015 8:56 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

Passive Solar Home

3 Bedrooms office/Den, on 2.47 Hillside Acres.

002_Front Yard Views**003_Front Patio Entry****004_Front Entrance****View from Above****Passive Light**

Lots of Passive light

Front Patio View

Front Patio

Expansive Views**Living Room Beamed Ceiling****Entry & Living Room****007_Living room with wood stove****Wood Stove**

Keep Warm in the Winter

Master Bedroom

Mirrored Closet Doors

Bedroom**Low Maintenance Yard****Native Shrubs and Trees****Green House & RV Garage****8x40 storage & Well House**

Screne**RV Carport****Circle Driveway****Front Patio****Kitchen area****kitchen**

Passive Light**025_300 SF Solarium****026_solarium****Expansive Views**

Arrange a showing today