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Property Type: Residential Sub-Type: Residential 16 - Clarkdale Area: Subdivision: Under 5 Acres County: Yavapai

Lot Size County Assessor

Address: 671 Palisades Drive Clarkdale, AZ 86324 Lot #: M&B

Source:

Lot irregular refer to plat map Dimensions: document Lot Acreage: 2.47

# of Floors: 3 Year Built: 1989 Taxes/Year: 2,251/

Tax Parcel: 400-06-016x M&B

Phase: Adom/Cdom: **Bedrooms (1 - 12):** 3 Baths - Total (0-10): 1.75 Apx SF - Main: 1,653 **Apx SF - Guest** House: SqFt Source: County Assessor List Price/SqFt: 151.18 Total # of Rooms: 6 # of Buildings: 3 Assessments \$: 0 Association Fees \$: 0

Active Listing Price: \$249,900

**Builder:** unknown Zoning:

R1

Assoc Fee Freq:

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 Basement: None

Master Bedroom: With Bath

Building: RV Garage; Shed; Other - See

Remarks

MLS#: 506831

Cooling: Ceiling Fan; Evaporative Construction: Other (See Remarks)

Dining Room Features: Kitchen/Dining Combo Living Room Features: Cathedral Ceiling;

Foundation: Slab Floors: Carpet: Tile Fireplace: Wood Stove

Floor Plan: Split Bedroom; Other - See

Remarks

Flood Zone: Non Flood Zone; Verify

Garage/Carport: Attached; Garage - 1 Car; RV Parking: 3 or More; Off Street; RV; Other - See

Garage/Carport; Other - See Remarks

Handicap Features: None

Heating: Forced - Gas; Solar Home Warranty: None

Irrigation: None

Location: Mountain Views; Trees; View

Ceiling Fan

Levels: Level Entry; Main Living 1st Lvl; Multi-

Level

Mobile Home Type: None

On-Site Water Trtmnt: Conventional Septic

Possession: At Recordation Pet Privileges: Domestics; Horses

Appliances Included: Dishwasher: Disposal: Range/Oven: Refrigerator: Washer/Drver: 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

Esther Talbert, Broker | Ceo, Broker, rCRMS, GREEN, CDPE, CNE Yavapai Realty

322 S. Main St. #B

. Cottonwood. AZ 86326

928-634-5546

esther@yavapairealty.com http://www.yavapairealty.com

Remarks

Road Access: City; Paved Roof Materials: Comp Shingle; Foam; Hot Mop

Road Maintenance: City Maintained

Special Conditions: N/A

Style: Other (See Remarks)

Terms Available: Cash; Cash to New Loan To Show:

Views: Desert; Mountains; Panoramic Window Coverings: Horizontal Blinds Windows: Double Glaze; Screens

Water Heater: Electric

List Number: 506831 Address: 671 Palisades Drive Clarkdale, AZ 86324

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

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## **Passive Solar Home**



002\_Front Yard Views



3 Bedrooms office/Den, on 2.47 Hillside Acres.

003\_Front Patio Entry



004\_Front Entrance



View from Above



**Passive Light** 



Lots of Passive light

## Front Patio View



**Expansive Views** 



Front Patio

**Living Room Beamed Ceiling** 



**Entry & Living Room** 



007\_Living room with wood stove



**Wood Stove** 



Keep Warm in the Winter

## **Master Bedroom**



Bedroom

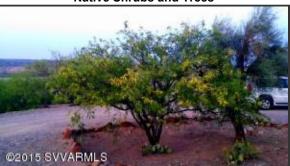


Mirrored Closet Doors

**Low Maintenance Yard** 



**Native Shrubs and Trees** 



Green House & RV Garage



8x40 storage & Well House



Screne





**Circle Driveway** 



**Front Patio** 

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Kitchen area



kitchen



Passive Light



025\_300 SF Solarium



026\_solarium



**Expansive Views** 



Arrange a showing today