

The TreeTop Cabin, Prescott National Forest, AZ

Sale: \$425,000

Located just south of Goldwater Lake & Groom Creek, the TreeTop Cabin is situated in the tall cool pines of the Prescott National Forest at an elevation of about 6800 feet, yet just 20 minutes from Whiskey Row and the Courthouse Square of Prescott. This 1.87 acre mountainside lot is a part of the west slopes of Spruce Ridge and bordered by National Forest lands to the North and to the East.

The TreeTop cabin is used not only as a “summer home” for weekend getaways but its dual purpose is as a “vacation rental” professionally managed by www.prescottcabinrentals.com. The way the owner sees it, vacation renters cover the mortgage and utilities while they use it when it is not rented, for free!

The house contains 2015 livable square feet, spread out on two stories with 3 bedrooms, 2 bathrooms, a good sized kitchen, two refrigerators, gas range, dining area, spacious family room/living room area, two deck levels, and a kids fenced play area. The decks provide some amazing and wonderous forest and mountain views. The upper deck is about 300 square feet. The lower deck wraps around 3-sides of the house and contains 1040 square feet (640 sf are covered). EVERYTHING is included with the sale: appliances, furnishings, beds and linens, china & cookware, you name it, just bring your toothbrush. Comps in the area, price the home around \$475,000 but is priced aggressively for a quick sale (analysis available upon request).

Unlike the Groom Creek area, its one of the few mountainside homes and all by its lonesome, with lots of privacy and seclusion, just tall cool pines all the way around. No neighbors peering onto your deck.

Virtual Tour (VT): A stunning VT of this house is hosted on our site: www.allegiancrealty.com When you get there, click on “our listed homes”, then scroll down to TreeTop Cabin and click on the VT link.

To View: Peter Medal (888)523-7400 medal@allegiancrealty.com

Specializing in Homes and Land in the Groom Creek/ Walker/ Millsite Village & Potato Patch areas

Allegiance Realty, Real Estate Advisors & Consultants



Front View of Home



Chimenea with amazing forest views



Open Family Room



Kitchen view w/track lighting



Private Second Floor Deck



Wraparound Covered Deck w/amazing views

Distances to Local Landmarks:

- ❑ TreeTop Cabin address: 7900 South Senator Highway, Prescott, AZ 86303
- ❑ Whiskey Row/Court House Square 10.5 Miles North
- ❑ Walker Road/Senator Highway union: 2 Miles South
- ❑ Goldwater Lake: 10 Minutes North
- ❑ Spruce Mountain Summit Hike: 3 Miles Walk from property
- ❑ Camp Sky “Y”: 2 Miles North



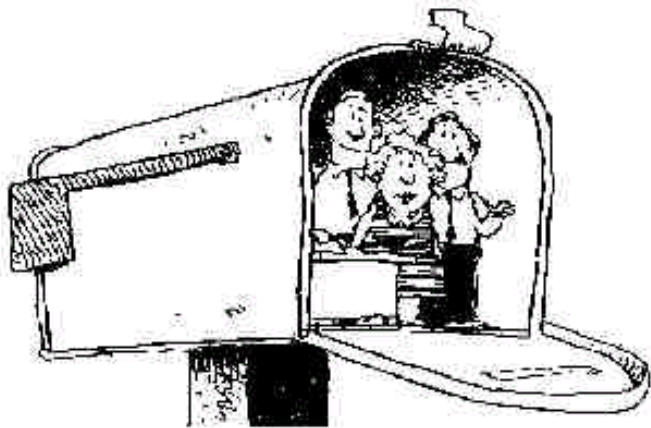


Here's How To Get FREE Updates by mail* of all the cabins or land parcels that come on the market...

Now you can get a FREE one year subscription to our **Marketwatch** Newsletter. You'll get information on all the new listings that come on the market in any price range for the areas you indicate.

It's easy – just complete the information on this form and fax it to us at (480) 423-7400 or even easier....

Either way, your subscription will start right away!



*weekly or daily emails are also available

YES! I'd like to get FREE updates of all the land and cabin homes that come on the market in areas of the Prescott National Forest.

Please send me information on:

- Big Bug Mesa
- Breezy Pines
- Groom Creek
- Millsite Village
- Ponderosa Park
- Potato Patch
- Spruce Mountain
- Walker Forest
- Home or Cabin Only
- Land/Acreage Only
- Flat/Level Only
- Water Front/Stream or Creek
- Bordering National Forest
- Mountainous/Hillside Only
- Acre Plus Lot
- Gated Community
- _____

I'm most interested in the price range of:

- \$250,000 max
- \$250,000 - \$350,000
- \$350,000 - \$500,000
- \$500,000 - \$750,000
- \$750,000 - \$1,000,000
- \$1,000,000 - \$2,000,000
- \$2,000,000+

- I am not working with a real estate agent.
- This is for a summer or "second" home.
- This is to live in/build, "owner occupied" only.
- This is for investment or use as a "vacation rental".

name _____

address _____

city _____

state _____ zip _____

phone _____

email _____