

CHRISTOPHER CREEK AREA PROPERTIES

This list represents all properties for sale in the Rim
As members of the MLS we can assist you with any of these properties



January 29, 2010

* ERA Young Realty Listing
Listings not in CABR MLS
Blank = Other Brokerage Listing

BEAR FLAT- WELLS REQUIRED, HORSES OKAY, ELEVATION 5810FT

Lots 25 & 25-A 5040 Bear Flat Rd	3 BR, 3 BA± two story Chalet. 2105±sq. ft., built 2001 on .92± acre. Split floor plan, vaulted ceilings, jetted tub, wet bar, great rm. Gas f/a Central Air, fireplace, 2 car garage. MLS#58949..	\$474,900
Lots 44-45 5460 N. Bear Flat Rd.	3 BR, 2 BA two-story cabin, 1280± sq. ft., built 1970, vaulted ceilings, electric baseboard heat, fireplace, furnished, attached 1-car carport, storage/utility shed, on .43± acre landscaped lot on Tonto Creek, w/tall pines & views of mountains. MLS#57468. Courtesy of Realty Exec Northern AZ.....	\$425,000

BONITA CREEK –DUDE FIRE BURN AREA, LOTS FROM ¼ TO 1+ ACRES, WATER CO, HORSES OKAY, ELEVATION 5930FT (WELLS NEEDED FOR LOTS 33-69 IN BONITA CREEK UNIT 2) See: www.bonitacreek.org

#Lot 21 199 Coues Deer Rd.	3 BR 2 BA custom home, 1634± sq. ft., built 1993, vaulted ceilings, wood-beamed ceiling in Great Room, electric heat, freestanding fireplace, on .80± acre corner lot w/views of mountains & wrap-around deck, playhouse for kids, borders USFS. ARMLS# 4037318. Courtesy of Bud Crawley Real Estate.....	\$349,000
Lot 54	1.0± acre sloped lot, borders USFS, very remote, heavily treed w/ tall pines & junipers, view of mountains. Seasonal stream runs through the back of the property. MLS# 57491.Courtesy of Arizona Realty One Group.....	\$60,000
Lot 69 (Big Al's Run)	1.10± acre sloped hilltop lot w/view of mountains. Sale includes one 8' x 8' shed, a 1996 sixteen-foot Travel Trailer & a 1968 thirty-foot Trailer, plus a 1100-gallon water storage tank for roof collection or water haul. Needs septic and well. Terms available. MLS# 57427 Courtesy of Four Seasons Realty LLC.....	\$85,000

CHRISTOPHER CREEK-WATER CO, CABLE TV, FIRE PROTECTION, SITE BUILT, NO HORSES, ELEVATION 5905 FT www.christophercreekhoa.wordpress.com

Lot 2 1058 W. Columbine	2 BR, 2 BA, unfinished basement, work room, mud room, 1463 ± sq. ft. single level cabin built in 1979, Fire place in living room, dual pane windows, covered decks & a work shop. There is a fenced in area for an outside garden and a fenced dog run. 0.17 ± acre lot right on Christopher Creek. Courtesy of Arizona Premier Realty Homes MLS#60006.....	\$285,000
Lot 3R 3R E. Christopher Creek Loop	.24± slopped acre lot in the trees with septic, great views, tall pines, electric and water available, facing the highway, corners marked, telephone cable and trash. MLS# 59699 / ARMLS# 4282300.....	\$135,000
*Lot 13-R 289 Columbine	4 BR 2BA newly remodeled 2-story cabin, 2032± sq. ft., built 1988/remodeled in 2003, fireplace in family room, electric F/A heat, knotty pine interior, walk-out basement, 2 decks, fenced area for large garden & fruit trees, in the tall pines on .36± acre lot. MLS #53990 / ARMLS# 2977302.....	\$299,000
Lot 15S Christopher Creek Loop	.76± acre level lot, lot borders Christopher Creek, path way leads you to a nice little area on the creek with waterfalls and sitting areas, close to restaurant and store. MLS#57360 Courtesy of Four Seasons Realty LLC	\$195,000
*Lot 32 149 Coffey Place	2 BR, 2 BA, 1270± sq. ft Charming A-Frame, Nice level .13± acre lot, Nice large outbuilding would be a great workshop, office or bunkhouse. Close to Christopher Creek built in 1976 Panoramic views, nice patio. MLS# 59615 / ARMLS# 4268522.....	\$245,000
*Lots 79-80 301 Ashby Apple Dr	2 BR, 2 BA two-story home, 3-car garage, 1855± sq. ft., built 1966, large rock fireplace, large loft could be 2 BRs, Arizona Room, Family Room, vaulted ceilings, gas F/A heat, workshop, on .52± acre BORDERS CHRISTOPHER CREEK. MLS# 56470 / ARMLS# 4007138.....	\$375,000
*Lot 82 281 Ashby Apple Dr	2 BR, 2 BA cabin, 1492± sq. ft., built 1976, fireplace, 2 Family Rooms, Bunkhouse for extra sleeping, Storage Shed, Covered Patio overlooks Christopher Creek on .19± acre lot w/tall pines. Needs "fix-up". All offers need court approval. MLS# 56802 / ARMLS# 4222646.....	\$169,000



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Lot 87 223 Ashby Apple Dr.	1 BR, 1 BA, 840± square feet, cabin built in 1962 .15± acre overlooking Christopher Creek, large family room with a woodstove, knotty pine cabinets, vaulted ceilings and skylights, sand stone fireplace in the living room, 9 x 13 screened in porch, sand stone back patio, covered front deck, storage shed. MLS# 60102	\$245,000
Lot 107B 1144 Christopher Creek Loop	2 BR, 1 BA, Sleeping loft, 860± two story cabin, built in 1980, 1± acre backing USFS, Private well with insulated well house, Guest cottage for rental or overflow, oak floors, custom bathroom with stone and glass walls, large decks and outside fire pit, Adjacent lots may be purchased separately. Courtesy of Russ Lyons Sotheby's Intl Realty Payson MLS# 59939.....	\$298,900

COLCORD MOUNTAIN HOMESITES –WATER CO, HORSES OK, COUNTY MAINTAINED ROADS, MOBILE & TRAVEL TRAILERS OK, ELEVATION 6395 FT

*Lot 4C 154 Running Elk Rd	1.42± acre cul-de-sac lot, Borders USFS on a private wooded hilltop. Views of mountains, in the trees w/tall pines, mixed. Easy build on hillside,w/1,000 septic tank installed MLS#58412 / ARMLS# 4168454	\$199,000
*Lot 19-20 169 Broken Z Lane	1.46 ± acre sloped lot with incredible views of the Rim and Colcord Mountain, building site prepared, small living quarters (10' x 12') w/sleeping loft, wood stove, shower & toilet, outdoor kitchen, large covered deck, new septic, underground electric, 1000 gal. water storage tank. MLS# 53172 / ARMLS# 4236080.....	\$257,000
*Lot 31 Cienega Rd.	Great views, 2 BR, 1 BA single-level cabin, 1144± sq. ft., built 1981, furnished, fireplace in living room, covered patio, on .25± acre w/ tall pines, & easy access to USFS. MLS# 54993 / ARMLS# 4027490.....	\$160,000
*Lot 55 Cienega Rd.	0.58± Sloped lot with tall pines, backs USFS, water, electric and telephone available. MLS # 59179 / ARMLS# 4231852.....	\$115,000
Lot 64 64 Running Elk Rd.	2 BR, 1 BA single level 1245± sq. ft. cabin, built 1978, on 0.47± acre. Kitchen/Dining combo, Living/Dining combo, washer/dryer, Family Rm, Gas F/A in Living Rm, Rock F/P in living rm. Septic tank installed. Covered deck/porch, borders USFS. Views of mountains & in the trees, grill, landscaping & RV parking. MLS#58643 Courtesy of Realty Executives of Northern AZ.....	\$250,000
*Lot 99 99 Running Elk	Hunters cabin, 672± square feet, on a large .40± lot, Sleeping loft, ¾ bathroom, washer and dryer, nice covered deck. MLS # 59589 ARMLS # 4265273.....	\$160,000

COLLINS RANCH-1 ACRE LOTS, SITE BUILT ONLY, COUNTY MAINTAINED ROADS, FIRE PROTECTION, HORSES OKAY, ELEVATION 6000FT, WATER USERS ASSN \$15/MO+USAGE

*Lot 3 230 Wild Oak Dr.	3 BR, 3 BA newer custom home, 2550± sq. ft., built 2000, large loft which sleeps four, family room in walkout basement, granite countertops, vaulted ceilings, floor-to-ceiling glass, wood floors, wrap-around decks, skylights, water softener, reverse osmosis, walk-in pantry, gas F/A heat, gas fireplace, large Roman tub, steam shower on 1.0± acre lot w/views of The Rim. MLS# 56144 ~ ARMLS# 4106361.....	\$699,000
*Lot 6 352 N. Brook Lane	1.13± acre level lot with alternative septic system, water, electric, phone and one 12 x 12 storage building, 2stall porta-stall and one small metal shed. MLS#59829 ~ ARMLS#4293453	\$199,000
Lot 19 746 Old Pine Trail	3 BR, 3 BA, 2098± sq. ft. two story cabin, 1± acre, Built in 2005 tall vaulted ceilings, with floor to ceiling windows, spacious loft large covered decks, oversized 3 car garage with full BA and laundry. Separate 1008± sq. ft. guest house with kitchen BA, and laundry. 12 X 12 finished bunk house, landscaped with a pond and tall pines. Courtesy of Four Seasons Realty LLC MLS #59867.....	\$589,000

DIAMOND POINT SUMMER HOMES- ELEVATION 5,655 FT GATED COMMUNITY ½ ACRE LOTS, 45 CABINS, HOA, PRIVATE WATER ASSN. 84 ½ ACRES COMMON AREA

*Lot 22 391 W. Diamond Rd.	2 BR, 1 BA, 800± sq. ft. cabin built in 1958, enclosed porch, sunroom and a loft, knotty pine interior, rock fireplace, 12 x 16 storage shed for ATV's or a boat, 0.5± acre lot with tall pine trees. MLS# 59825 ARMLS# 4292064.....	\$239,000
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ELLISON CREEK ESTATES-1 ACRE LOTS, NO PHONE, WELLS NEEDED, HORSES OKAY, ELEVATION 5790FT

*Lot 4 Ponderosa Lane	2.48± acre sloped lot w/tall pines, borders USFS on 2 sides, part time creek at the lower end of lot, great views of The Rim, \$2500 assessment due for electricity, needs well & septic. MLS# 57533 / ARMLS# 4111894.....	\$150,000
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Lot 5 2 BR unfinished A-Frame, 847± sq ft., built 1980, 550 gallon storage tank for hauled water needs hookup to house, needs septic & well, 1.0± acre lot with mountain views, Being sold “As IS” MLS# 59688 Courtesy of Realty Executives Northern AZ..... **\$74,900**
771 N Pyle Ranch Rd

ELLISON CREEK SUMMER HOMES- GATED COMMUNITY WITH 82 ACRES OF COMMON AREA, HOMEOWNERS ASSN, FIRE PROTECTION, NO HORSES, ELEVATION 5,500 FT

Lots 16 & 16A Rustic 1 BR 1 BA 384± sq. ft. log-sided cabin, built 1962, fireplace w/insert in great room, sleeps, 4+, furnished, includes canoe, on 1.01± acre corner lot which borders common area, w/ tall pines. Property being sold “as is”. MLS# 57711 Courtesy of Payson Realty..... **\$239,000**
16 N. Lewis Creek Trail

Lot 45 3 BR 1 BA, 1040± sq. ft. log-sided cabin, built 1981, woodstove in living room, potential BR, vaulted ceilings, F/A electric heat, covered porch, screened porch, storage/work shed, firewood shed, being sold as “turn key”, on 1.0 acre lot w/tall pine trees, view of mountains, borders USFS & common area. MLS # 59792 Courtesy of Coldwell Banker Bishop-Payson..... **\$275,000**
265 S. Snowy Creek Trail

FOREST LAKES-ELEVATION 7528FT, HORSES OKAY, MOBILES OKAY ON NORTH SIDE OF HWY 260

(See www.floa.org)

Lot 1B 5.12± acre lot, bordering USFS, tall pines, heavily treed, zoned for single family residence, would need county rezoning to split, needs well & septic. MLS#59749 Courtesy of Real Estate Brokers Intl..... **\$299,000**
1235 Wildrose Trail

***Lot 27** 1.0± acre level w/tall pines. Storage shed stays at no value. Septic tank installed, but may not be up to current standards. \$3050 water hook-up fee due. MLS #54077 / ARMLS# 4280136... **\$152,000**
1672 Merzville Rd.

***Lot 30** 2 BR, 2 BA two story cabin, built 1989, 1428± sq. ft on a 1.0± acre corner lot. Split floor plan, master on main, vaulted ceilings, LR/DIN combo, Woodstove in Living Room, covered porch/deck, in the trees. MLS #58724 ARMLS#4187838..... **\$289,000**
2425 Tall Pines Loop

Lot 48 1.00 ± acre. Corner lot slightly sloped in heavily treed tall pines, on S/side lot of Hwy. 260. MLS#58155 Courtesy of Brownell & Associates..... **\$174,900**
1771 Merzville Rd.

Lot 163 3 BR, 2 BA, 2410 ± sq. ft. Ranch style single level home, double oven, dishwasher garbage disposal, and a walk in pantry, fire place in living room, Built in 1979 leased propane tank, 1.18 ± acre, attached 3 car garage, newer tile/carpet flooring, MLS# 59375
 Courtesy of Realty Executives..... **\$489,900**
1714 Mineral Drive

***Lot 171** 2 BR, 1 BA, 912± sq. ft. wood frame single level cabin, built 1983, Gas f/a, fireplace/wood stove, vaulted ceilings, great room, 2 car detached garage. Covered porch/deck, tall pines on lot, in the trees, work shop. MLS# 58473/ARMLS#4173161..... **\$338,000**
1358 Mineral Dr.

Lot 229 4 BR, 3±BA on a 1.0±acre corner lot, built 2007, W/dbl masters. A split floor plan, w/great rm. Gas f/p, Central air, Gas f/a, loft, covered porch/deck, vaulted ceilings, security system, hardwood floors, 3 car attached garage, septic sys. MLS#58238 Courtesy to Brownell & Assoc..... **\$499,900**
1448 Elk Drive

***Lot 244** Level, meadowed 1.01± acre lot w/ pine trees on a cul-de-sac. MLS#54224..... **\$139,900**
1246 Chief Cir.

***Lot 258** 3 BR 2 BA log-sided two-story cabin, 2015± sf, built 1995, vaulted ceilings, fireplace/woodstove in Living Room & Family Room, Loft, Storage Shed, Playhouse, metal roof, covered front deck, level lot w/tall pines on 1.0± acre. MLS# 57386 / ARMLS# 4199788 **\$329,900**
1327 Merzville Rd.

Lot 269 4 BR, 2.5 BA, 2902 square feet, single level home, built in 1981, 1 acre conner lot, 2 BR 1 BA rental unit over a 2.5 car heated detached garage, two way fireplace, separate workshop. ARMLS#4196301 Courtesy of Realty Executives..... **\$525,000**
1989 Ferret Cir.

Lot 383 2 BR, 1 BA, 720± sq. ft. manufactured home built in 1973 1-1.9±acre 1 carport, separate guest house, covered patio, storage shed, separate workshop, fenced and horse facility. ARMLS #4251071 Courtesy of Phoenix valley realty, LLC..... **\$269,500**
383 Little Pine Circle

Lot 421 1± acre lot in the tall pines, water, electric, and septic already on property (needs to be investigated by the buyer.) Older home on property at no value. Land only sale. Courtesy of Prudential Arizona Properties. MLS # 59977..... **\$159,000**
421 Sheep Springs Dr.

***Lot 494** 2 BR, 2 BA chalet-style cabin w/loft, 962± sq. ft., built 1982, loft, woodstove, vaulted ceilings, many open decks, metal roof, 1-car garage with workshop, one fully plumbed outside bathroom. 1.02± acre heavily treed lot. MLS# 58028 / ARMLS# 4154977 **\$299,000**
2458 Bailey Dr.



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Lot 528 2219 Pepper Trail	3 BR, 2 BA multi-level cabin, 1565± sq. ft., built 1965, mud room, unfinished walk-out basement, 2-car attached garage, F/A heat, fireplace, (basement is large enough for 4 th bedroom, plus living area.) Property on cul-de-sac, w/tall trees, borders USFS. MLS# 57346. Courtesy of Brownell & Associates.....	\$285,000
Lot 614 2171 Wildcat Rd.	3 BR, 1 BA double-wide Palm Harbor mobile home, built 1984, gas F/A heat, large stone-faced fireplace in living room, (one BR has separate entrance), wrap-around deck, storage shed, landscaped/heavily treed 1.0± acre lot, septic is less than 5-years old. MLS# 57904. Courtesy of Brownell & Associates.....	\$229,900
Lot 665 2600 E. Sumner Loop	2 BR, 1.5 BA, 1.01 acre, 1725 square feet 2 story home built in 1975, 2 car garage, separate workshop, propane heating, family room, loft, Master bedroom on main floor with walk-in closet, 1800's antique wood stove that works, ARMLS # 4202148 Courtesy of Home Smart.....	\$299,900
Lot 668 2705 E. Sumner Loop	Luxurious custom log home built in 2008, 1± acre backing USFS, 4,700 ± sq. ft. 6 BR, 4.5 BA, 2.5 car garage, Gourmet kitchen with Viking appliances, theatre room, wet bar in living room, vaulted ceilings, furnished, 2 fireplaces, children's playground, sports court, built in BBQ, outside fire pit, RV Parking, Covered patio's, balcony, circular driveway, ARMLS#4269447 Courtesy of Solutions Real Estate	\$1,550,000
Lot 744 3158 Old Rim Rd.	7 BR, 2 BA, 2,654± sq. ft. vaulted ceilings built in 1979 1± acre, fireplace, RV parking, covered patio, storage shed, circular drive way, furnished, master bedroom downstairs great location, MLS#59748; ARMLS#4247587 Courtesy of Real Estate Brokers Intl.....	\$352,000
Lot 763 1847 Morning Star Court	3 BR, 2BA, Study/den/office, Two story 1450± sq. ft. cottage, Many of the furnishings stay, wood floors, fireplace in the living room, built in 1984, 1± acre in the trees, covered deck, work shop, MLS# 59377 Courtesy of Realty Executives.....	\$277,000
*Lot 860 3487 Larson Loop	2 BR 1 BA chalet, 1335+/- sq ft, built 1976, rock wall with woodstove insert, large loft for extra sleeping, oak parquet floors, 2 car garage w/ workshop area, extra room above garage. MLS# 58951.....	\$395,000
#Lot 877 2893 State Route 260	Restaurant, newly-renovated, seats 80 in dining room, 40 in bar, & 60 on patio, hickory smoker, 4 fryers, 36" griddle, & 6 burners, on 1.11± acre lot. Courtesy of Rim Valley Mountain Properties...	\$799,000
Lot 's # 887 & 888 3086 State Rte. 260	2.3 Acres±. 18 RV spaces w/hookups, storage/utility shed. 7 log cabins & lodge w/living qtrs. Wood fencing w/ corners marked. Borders USFS & Hwy front. Landscaped, in trees w/tall pines, panoramic views. Wood stove heating. Both RV park & log cabins must be purchased together MLS#s 58345 & 58347. Courtesy of Real Estate Brokers Intl.....	\$1,700,000
Lot 889 2998 State Route 260	Great business opportunity 2,500± sq. ft. 25 parking spaces, very limited competition, 1± acre, approximately \$40,000 in inventory hunting and fishing license, RV storage, propane sales, Post Office, #10 beer/wine, lottery and groceries. (3750± sq. ft. home with 2 BR apt. rentable at \$800.00 a month ALSO AVAILABLE MLS# 4196301) www.forestlakesstore.com ARMLS # 4211515 Courtesy of Daisy Realty.....	\$550,000
Lot 890 1080 Pond Circle	1.0±acre sloped lot on cul-de-sac with frontage on Highway 260. Perfect for business to service 960 cabins in Forest Lakes. Tall pines & heavily treed lot. Piped propane, telephone, cable/satellite, other water company & trash service. MLS#58424 Courtesy to Brownell & Assoc.....	\$200,000
Lot 895 2692 State Route 260	1.47± acre commercial lot. Located on heavily traveled Hwy. 260 Large frontage, backs USFS. Zoned CG-10,000 allowing numerous business possibilities and potential. Courtesy of Realty Executives MLS# 60085.....	\$325,000
#Lot 896 743 Trout Springs Rd	1.24± acre sloped lot w/ tall pines, heavily treed, sloped, borders USFS. MLS#58413, ARMLS# 2702474. Courtesy of Realty Executives.....	\$165,000

HUNTER CREEK – GATED COMMUNITY, UNDERGROUND UTILITIES, SEWER, PAVED ROADS, 100 YR. CERTIFIED WATER SUPPLY, HOMEOWNERS ASSN, ELEVATION 5920 FT , SEE: www.huntercreekhoa.blogspot.com/

Lot 16 Louie Circle	.49± acre sloped lot, on a cul-de-sac w/ tall pines, all utilities available. MLS# 57699. Courtesy of Realty Exec Payson & The Pines.....	\$135,000
*Lot 20 Tract H Meadow Drive	3.46± acre lot, one of the largest in Hunter Creek, backs USFS & Hunter Creek, needs bridge across creek to access. MLS# 57723.....	\$295,000
Lot 26 118 Louie Circle	5 BR 5 BA Multi level Log sided home, built 1998, with gas F/A, gas f/p & wood stove, vaulted ceilings, intercom, Formal Dining RM, Upgraded Kitchen cabinets & Jenn-Aire oven. Hardwood Floors, Finished walkout basement. Split floor plan with master suite & jetted tub on main floor, Oversized 3 car garage w/ Lg. Heated & Cooled Bonus Rm. Above. Covered Patio, porch, deck on .70± acre lot w/ tall pines & views of Christopher Mtn. MLS# 59930	\$949,000



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*Lot 28	.53± acre hilltop lot w/great views & lots of tall pines, views of Christopher Mountain, close to hiking trails & creek, driveway has been cut into lot. MLS# 57834 ARMLS#4251985.....	\$168,000
*Lot 30 237 Wipila Wiki Dr.	4 BR 3.5 BA multilevel home w/ finished walkout basement. 3500± sq. ft., built 1994, gas F/A Heat, 2 fireplaces, vaulted ceilings. Custom cabinets & doors, attached 2 car garage, intercom, kitchen/dining combo, covered decks on .50± acre lot w/ tall pines & views MLS # 58081.....	\$749,900
Lot 43 157 W. Homestead Lane	3 BR, 4 BA, 2659 sq. ft. multi-level log sided cabin, built in 2005 on .51± acre, skylights, dual pane windows, large loft, 2 car garage, steam room with a shower, walk out basement, covered decks with great views of the rim, tall pines on property, MLS # 59268.....	\$549,000
Lot 52 52 Hunter Creek Ranch	.45± acre lot backing USFS in a gated community, lots of tall pines, great views of Christopher mountain, 100 year certified water supply, underground utilities, water, sewer, electric and phone. MLS# 59208.....	\$175,000
*Lot 59 642 W. Homestead	3 BR, 3 BA home w/finished walk-out basement, 2902± sq. ft., built 2000, MBR on main floor, hobby room, potential bedroom/office, vaulted wood ceilings, peach tree windows, surround sound, jetted tub, ceramic tile floors, central A/C, gas F/A heat, huge rock gas fireplace, granite counters, open floor plan w/lots of glass, Trex decks, 3-car garage, on .86± acre landscaped lot w/panoramic views of mountains, in the tall pines, backs to USFS. MLS# 57825.....	\$599,900
Lot 61 61 Hunter Creek	.94±sloped lot, great views of the mountains, a lot of tall pines on the lot, underground utilities, water, sewer, electric and phone. Backs common area and fronts to USFS. MLS#59466.....	\$165,000
*Lot 65 Homestead Ln	.46± acre lot, sloped, tall pines, all utilities available. Incredible views of Christopher Mountain. MLS# 57195 / ARMLS# 4072348.....	\$178,000
*Lot 82	.40± acre lot, sloped, hilltop, tall pines, all utilities available & views. MLS# 57841.....	\$142,000
Lot 83	.47± acre lot, sloped south-facing lot w/great views of Christopher Mountain, close to Hunter Creek and access to USFS land, underground utilities, gated community. MLS# 60064.....	\$139,900
*Lot 98 379 W Memory Lane	3 BR, 3BA, 2 Car Garage, site built cabin, 2892± sq. ft., built 1993, .56± acre in the gated community of Hunter Creek Ranch; Fireplace in living room; open kitchen w/tile floors; Full length TREX deck patio; Property borders common ground & seasonal creek, backing USFS. MLS#59055.....	\$599,000
Lot 106 106 Apple Tree Circle	Slopped 0.60 ± acre lot on a pond, Corners marked, Tall pines on lot, heavily treed. Courtesy of Payson Realty MLS# 59880.....	\$125,000
*Lot 114 227 W. Homestead Ln.	4 BR, 3 BA, 3,258± sq. ft. multilevel log sided cabin, built 2005, on .46± acre. Split plan, walk out bsmt, 2 car attached garage, sleeping loft, vaulted ceilings, gas f/p, gas f/a, living/dining combo w/breakfast bar. Covered decks, Handicap Accessible, views of the mountains & tall trees on lot. MLS#58353 ARMLS#4295746.....	\$588,000
Lot 118 118 Homestead Ln	.43± acre level lot. Views of mountains. Tall pines on lot & heavily treed. MLS #58591 Courtesy of Four Seasons Realty LLC.....	\$145,000
Lot 118 C 1018 Hunter Creek dr. (main house)	4 BR 3 BA two-story log-sided cabin, built 1976, vaulted ceilings, potential bedroom, Family Room, In-law Quarters, heat pump, Fireplaces in Living Room & Family Room, constructed w/16-inch walls for easy heating & cooling, has an office area, a managers quarters, a main living area & another area that could be another guest quarters, enclosed area behind the home for privacy. MLS# 55639.Courtesy of Realty Exec Payson and The Pines.....	\$599,900
Lot 118 D 1018 Hunter Creek Dr. (cabin)	2 BR 1 BA, two-story cabin, built 2001, w/master BR on the main floor, and lofted BR overlooks the living area; vaulted ceilings, baseboard heating, gas stove, fully furnished, covered porch, storage/utility shed. It includes the partial ownership of .58± acres, a recreation room that has storage & is a laundry facility. (One of 5 cabins in a group. See MLS# 53054 for entire property options. Financing through Seller possible.) MLS# 55619. Courtesy of Realty Exec Payson & The Pines.....	\$199,900
Lot 118 D 1022 Hunter Creek Drive (ranch house)	5 BR 4 BA log-sided lodge, 2281± sq. ft., built 1984, heat pump heating & cooling, fireplaces in living room & master BR, rustic interior is fully furnished, covered deck, on .38± landscaped acre w/views of mountains, borders USFS. MLS#55620. Courtesy of Realty Exec Payson & the Pines...	\$399,900
*Lot 121 125 W Homestead Lane	2 BR, 2 BA single level cabin, 1908± sq. ft., built 1978, rock fireplace in living room, hardwood floors, 2 full baths w/jetted tubs, bricked fenced patio, green grass back yard, detached 2 car garage, tall pines and beautiful views.0.60± acre MLS#58928.....	\$418,000
*Lot 130	.63± acre sloped, hillside lot, heavily treed w/tall pines, panoramic views, all utilities underground. MLS# 56775.....	\$154,000



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*Lot 131 1349 S. Hunter Creek Dr.	2 BR, 2 BA, 2-story log sided cabin, built 2003; 2065± sq. ft on cul-de-sac lot that borders USFS; split floor plan w/master BR on main floor w/oversized jetted tub. Knotty pine vaulted ceilings, covered deck/patio, 2-car attached garage. Gas F/A, Gas rock F/P W/insert in great room, loft, kitchen/dining combo, large built in sauna w/shower. 0.56± acre. MLS#58538.....	\$460,000
*Lot 138	.64± acre level, meadow lot that backs to Hunter Creek and USFS land, Great views, and great rock formations in creek. Bring all offers. MLS# 54481 / ARMLS# 4235953.....	\$145,000
*Lot 139	.66± acre level lot backs to Creek, w/ great views, underground utilities, gated community. MLS# 57890 ARMLS# 4290345.....	\$149,900
*Lot 142	.73± acre lot, Backs USFS with great views of Mountains and tall pines on property. MLS# 59803.....	\$125,000
Lot 165 1018 Hunter Creek Rd. Wooden Nickel Cabins	Ranch House that sleeps 10, (see MLS# 55620), Main House, (see MLS#55639), 5 Lofted Cabins, 2 BR, Built in 2001 (See MLS# 55619), Recreation Room w/laundry & storage locker facility, another vacant lot for another homesite; Garage on 1.68 acres, partly fenced w/tall pines & panoramic views of the mountains. MLS# 53054.....	\$1,999,300

KOHL'S RANCH-SITE BUILT, NO HORSES, WATER CO, CABLE TV, FIRE PROTECTION, ON TONTO CREEK, ELEVATION 5250-5335FT, RESORT W/RESTAURANT & SALOON. SEE www.krhoa.com

*Lot 42 657 S. Buenaqua	3 BR, 2 BA, on a large .31± acre treed lot with tall Ponderosa pines. Recently re-modeled, walk out basement with 1 BR and 3/4 BA, main living are has master suite and full BA. Large great room with ½ BA, sleeping loft and laundry room. Close to creek access, USFS access and dinning at Kohl's Ranch. Nice wrap around deck and patio. Approximately 900 sq. ft. on the main floor, 300± sq. ft. in guest suite & 150 sq. ft. in the loft. Great views of the mountains, and partially fenced. MLS#59586 ARMLS# 4265242.....	\$389,900
Lot 49 513 S Buenaqua Rd.	3 BR, 2 BA, log-sided cabin; 1482± sq ft, built 1966, sunroom, kitchen remodeled 2007, new deck/air conditioning/heat in '08. Bunk house, 2 sheds; MLS 58948 Courtesy of HomeSmart.....	\$399,000
*Lot 53 130 B University Dr.	3 BR, 2 BA, two story 1401± sq. ft. cabin, .22± acre, walk out basement, loft, large family room with fire place, patio with a spa, panoramic views in the trees. Built in 1982. MLS# 59191 / ARMLS# 4233632.....	\$299,000
*Lot 55 131 B Kohl's Ranch	.40± sloped lot with great views, tall pines and junipers, close to Tonto Creek and USFS access, close to restaurant, saloon and fishing at Rim lakes MLS# 59192 / ARMLS# 4233551...	\$99,000
Lot 115 115 University Dr.	3 BR, 2 BA, log sided 1152± sq. ft. cabin built in 1985, .26± acre, large covered porch, tall pines on lot with views of the mountains, propane and woodstove for heating, close to Tonto Creek, USFS, restaurant and saloon. MLS# 59045 Courtesy of Four Seasons Realty LLC.....	\$299,900

MEAD RANCH-COUNTY MAINTAINED ROADS, FIRE PROTECTION, HORSES OKAY, ELEVATION 6060FT, WATER CO, WATER MORATORIUM-NO NEW METERS AT THIS TIME

Lots 21-22 155 Big Juniper	3 BR 1 BA log-sided cabin, 1516± sq. ft., built in 1960/remodeled in 1980, Den (could be 4 th BR), gas stove, woodstove, hardwood floors, furnished, metal roof, 620' deck, large garden/orchard area, detached 640± sq. ft. detached garage w/laundry area, on .62± acre (2 lots), fenced, landscaped w/tall pines & views of The Rim. MLS# 54714. Courtesy of Four Seasons Realty LLC.....	\$299,000
Lot 54 373 Mountain View	2 BR, 1 BA, 1100± sq. ft. cabin, .1±acre backing USFS, built in 1970 recently remodeled the interior, alderwood cabinets, granite counter tops, new sink and dishwasher, 6 ft. x 2 ft pine bartop, Pine doors, covered decks, geat views. Courtesy of Four Seasons Realty LLC MLS# 59866.....	\$269,000

PONDEROSA SPRINGS-1 ACRE MINIMUM LOTS, FIRE PROTECTION, WELLS REQUIRED, HORSES OKAY, TRAILERS & MOBILES OKAY, ELEVATION 6360FT

*Lot 36	1.01± acre lot backing USFS, level lot with tall pines, utilities available. MLS #59034 / ARMLS# 4231937.....	\$179,000
*Lot 45 190 S. Greystone Circle	3 BR 2 BA two-story cabin, 1265± sq. ft., built 1983, remodeled 2005, vaulted ceilings, floor-to-ceiling glass in Great Room, oak floors, wood walls & ceilings, custom doors, rock fireplace, 2 BR in walk-out basement w/private entrance, storage utility shed, on 1.0± acre on cul-de-sac w/tall pines & panoramic views. MLS# 59850 ARMLS# 4295766.....	\$292,500



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Lot 46 199 Greystone Circle	3 BR 2 BA two-story chalet, 2564± sq. ft., built 1994, vaulted ceilings, skylights, Fireplace w/insert, Gas Fireplace, Chef's kitchen w/ upgraded appliance package, loft, walk-out basement, oversized 23' x 24' 2-car garage w/additional Bonus Room above garage, two massive elevated Trex decks, Guest Quarters, Storage Shed, on landscaped, hilltop 1.22± acre lot w/panoramic views & tall pines. MLS# 57818. Courtesy of Realty Experts, Inc.....	\$449,500
*Lot 58 276 S. Morris Meadows	4 BR, 2 BA, home with 1 car garage, laundry storage area, great room with vaulted wood ceilings. Wood stove in the great room, with rock hearth, bay windows, backs USFS, dog run and private well. Recent remodel, upgrades include new paint, remodel of bunkhouse for extra sleeping area updated light fixtures and more. MLS# 59695 ~ ARMLS# 4276395.....	\$389,000
Lot 59 292 S Morris Meadows	3 BR, 2 BA, 1468 ± sq. ft. single level cabin, wood floors, vaulted ceilings, pellet stove, 25' x 21' detached garage with office area, 2 large storage sheds, 3,000± sq. ft. corral area with a barn, nice back deck with a 500 gallon heated spa, new well and pressure pump, large 1.01± acre with tall pines, oak, black walnut, aspen, apple, peach, cherry, cranberry trees and a drip system on lot completely fenced with chainlink and wood fencing. Close to Colcord creek and backs USFS. MLS# 59457 Courtesy of Four Seasons Realty LLC.....	\$329,900

PONDEROSA SPRINGS ESTATES-1 ACRE MINIMUM LOTS, ARCHITECTURAL COMMITTEE, NO TRAILERS & MOBILES, NO HORSES, FIRE PROTECTION, WELLS REQUIRED, ELEVATION 6350FT

*Lot 1	Beautiful 1± acre sloped lot, in the tall pines, Great panoramic views of the mountains, lot needs a well and a septic, lot is south facing, partial drive way installed. MLS# 59520.....	\$109,000
Lot 5 553 Morris Meadows	3 BR, 2 BA, 1 car garage, 2 story log sided cabin built in 1986, 1 acre lot in the trees, covered deck, vaulted ceilings, skylights, private well, fireplace, 500 gal propane tank for forced air, generator system for back up. MLS # 59283 Courtesy of Four Seasons Realty LLC.....	\$299,900

SEE CANYON -125ACRES, 67 ACRES COMMON AREA, 1 ACRE LOTS-58 CABINS, WATER CO, FIRE PROTECTION, SITE BUILT, NO HORSES, HOMEOWNERS ASSN, ELEVATION 6050FT

#Lot 4 4 E. See Canyon Dr.	4 BR, 4 BA two-story log cabin, 3865± sf, built in 2007, 2 fireplaces, skylights, vaulted ceilings, granite countertops, stainless steel appliances, Brazilian cherry floors, Great Room, Den/Office, Bonus/Game Room, Loft, Separate Workshop, 2.5-car garage on 1.0± acre, surrounded by 10± acres of common land w/seasonal creek. ARMLS# 4106248. Courtesy of Gary Call Real Estate.....	\$895,000
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THOMPSON DRAW I -GATED COMMUNITY, 22 ACRES COMMON AREA, HOA, ARCHITECTURAL COMMITTEE, ELEVATION 5630FT

Lot 26 288 E. Kit Fox Pass	1 BR, 1 BA, 720± sq. ft. cabin, loft, mudroom, fireplace. 1.0± acre backing USFS and 8 acres of common area. Gated community with 22 acres of common area. MLS# 59876 ARMLS#59876.....	\$219,000
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THOMPSON DRAW II - GATED COMMUNITY, HOMEOWNERS ASSN, NO HORSES, 47 CABINS ON 1 ACRE LOTS, 34 ACRES OF COMMON AREA, ELEVATION 5690FT, SEE www.thompsondrawii.org

*Lot 39 263 Doe Crossing	3 BR, 1 BA, 776± sq. ft. log sided cabin built in 1968, 1.0± acre, Screened in Arizona room with dual pane windows. New Tuff shed, new roof, new shower, new appliances and new stain. 2 sided back USFS and the other side backs a common area. MLS# 59616 ARMLS#4268151	\$225,000
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TONTO CREEK ESTATES -WATER CO, NO HORSES, HOMEOWNERS ASSN, ELEVATION 5830FT

*Lot 85 N. Tonto Rim Loop	.43± acre elevated lot, heavily treed w/views of The Rim. Close to Tonto Creek, water available, irrigation water available, electricity at street, needs septic. MLS #57861 / ARMLS# 4259317.....	\$85,000
*Lot 88 (441 N. Meadow Way)	4 BR, 3 BA 3548± sq. ft. multi-level log home, built 1998, wood ceilings, wood floors, walk-in pantry, hickory cabinets, gas JennAir stove in kitchen, large wine storage, wet bar w/ refrigerator, rock fireplace in living room, jacuzzi room off the deck, house can sleep 18-20 people, large office/library, walk-out basement, storage/workshop/utility shed, multiple decks w/panoramic views, on .37± acre lot in the trees. MLS #55172 / ARMLS# 4044779.....	\$775,000



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TONTO RIM RANCH –WATER CO, NO HORSES, GATED, ELEVATION 5700FT

Lot 3 Close to Tonto Creek, 3BR 2.5 BA brand new 2-story custom Golden Eagle Log Home, oversized 2-car garage, 3150± sq. ft., completed 2008; 8’ Knotty Alder interior doors, two rock fireplaces, vaulted ceilings, skylights, decks off all BR’s, great room, slate showers & tub surround, custom Birch cabinets, Juniper countertops in kitchen & baths, jetted tub, entertainment room walk-out basement w/wet bar, speaker system, & fireplace, detached garage for quads, etc. (could be a future guest house), on 1.26± acre lot of tall pines w/USFS on west & preserve area on south side. MLS# 56609. Courtesy of Four Seasons Realty LLC..... **\$749,000**

TONTO VILLAGE I & II-WATER CO, FIRE PROTECTION/STATION, CABLE TV, CHURCH, RESTAURANT & BAR, HORSES OKAY, MOBILES OVER 400 SQ FT OKAY, ELEVATION 5785FT

Lot 83 2 BR, 1 BA & a bunkhouse for guest, attached garage for toy storage, main house is 832± sq. ft. and the bunkhouse is 240± sq. ft. Gas fireplace (45,000 BTU heats the entire house) new kitchen and recently renovated .14 ± acre backing USFS, yard is completely fenced, outside shed, covered deck in the trees. MLS# 59429 / ARMLS# 4253067..... **\$175,000**

***Lot 96** 2 BR, 1 BA, 2040± sq. ft. Log sided cabin, built 1977, on a .22± lot. Brick f/p. Gas f/a, Family Rm., Covered deck/patio, Kit/Dining combo. Large walk/out bsmt. New carpeting, paint & stain. In the trees & tall pines on lot. MLS# 58400 / ARMLS# 416156..... **\$245,900**

#Lot 133 2 BR 1 BA, mobile home, 480± sq. ft., built 1955, w/add on, woodstove, on .16± acre level lot close to store & restaurant. **\$60,000**

TONTO VILLAGE III-1/3 ACRE LOTS, WATER CO, FIRE PROTECTION, CABLE TV, MOBILES OVER 600 SQ FT OKAY, NO HORSES, ELEVATION 5785FT

Lot 194 .30 ± acre level lot, great corner lot, perks for standard septic tank, MLS #58448 Courtesy of Woodland Circle Coldwell Banker Bishop-Payson..... **\$90,000**

***Lot 211** 3 BR 2 BA multi-level, 2190+/- sq. ft., built 1995, woodstove, family room, loft, office & craft area. 3 car garage, carport, 1195± sq ft shop, covered deck, 0.51± acre lot borders USFS. MLS#58953 Courtesy of Realty Executives..... **\$360,000**

***Lot 213** 3 BR, 3 BA, 2819± sq. ft. home built in 1991, large sunroom for crafts or family room, 2 car garage with a attached 10 x 20 storage area, open back patios, great level 2 lots, completely fenced 0.94± acre. Dog run, and a new roof. MLS# 59833 ARMLS# 4293437..... **\$299,000**

OTHER AREAS

1C 71.65± acres on the creek, backs to USFS, varied terrain, borders undeveloped land, potential for lots of great building sites, terms available. MLS# 55949..... **\$1,397,175**

Lot 106 3 BR, 2 BA, 1746 ± sq. ft. built in 2001, split floor plan, master and guest bedrooms has bay windows, walk in closets and double sinks in the bathroom, fireplace w/ blower insert, natural southern light, solar tube in the kitchen, Great views of Houston Mesa, covered front and back porch, .14 ± acre with junipers back the common area of Payson Pines. MLS# 600017..... **\$286,000**

COMMERCIAL PROPERTIES:

Lot 63 & 64 Charming bar, restaurant and store, 11-15 parking spaces, built in 1975, Taxes \$2,531.8 in 2009, 0.42± acre. Mobile home to the left of the main structure that will be removed to open up a space to build on, there is an apartment located in the back that is currently being rented at \$300.00 a month. Great location right off of the control road MLS# 59619
Courtesy of Prudential Arizona Properties..... **\$549,500**

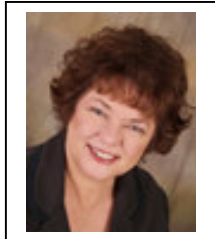
Lot #s 887 & 888 2.3 Acres±. 18 RV spaces w/hookups, storage/utility shed. 7 log cabins & lodge w/living qtrs. Wood fencing w/ corners marked. Borders USFS & Hwy front. Landscaped, in trees w/tall pines, panoramic views. Wood stove heating. Both RV park & log cabins must be purchased together MLS#’s58345 & 58347. Courtesy of Real Estate Brokers Intl..... **\$1,700,000**

Lot 889 Great business opportunity 2,500± sq. ft. 25 parking spaces, very limited competition, 1± acre, approximately \$40,000 in inventory hunting and fishing license, RV storage, propane sales, Post Office, #10 beer/wine, lottery and groceries. (3750± sq. ft. home with 2 BR apt. rentable at \$800.00 a month ALSO AVAILABLE MLS# 4196301) www.forestlakesstore.com
ARMLS # 4211515 Courtesy of Daisy Realty..... **\$550,000**



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- Lot 890**
1080 Pond Circle
1.0±acre sloped lot on cul-de-sac with frontage on Highway 260. Perfect for business to service 960 cabins in Forest Lakes. Tall pines & heavily treed lot. Piped propane, telephone, cable/satellite, other water company & trash service. MLS#58424 Courtesy to Brownell & Assoc..... **\$200,000**
- Lot 895**
2692 State Route
260
1.47± acre commercial lot. Located on heavily traveled Hwy. 260 Large frontage, backs USFS. Zoned CG-10,000 allowing numerous business possibilities and potential. Courtesy of Realty Executives MLS# 60085..... **\$325,000**
- Lot 165**
1018 Hunter Creek
Rd.
Wooden Nickel Cabins
Ranch House that sleeps 10, (see MLS# 55620), Main House, (see MLS#55639), 5 Lofted Cabins, 2 BR, Built in 2001 (See MLS# 55619), Recreation Room w/laundry & storage locker facility, another vacant lot for another homesite, Garage on 1.68 acres, partly fenced w/tall pines & panoramic views of the mountains. MLS# 53054..... **\$1,999,300**



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