

Custom Cabin on 5+ wooded acres located in Mogollon Ranch subdivision in Coconino National Forest, Happy Jack, Arizona. (505) 412-8220

This property is not a foreclosure. The sale price is based on current market real estate trends in the area. The high quality and craftsmanship of the construction and location make this property a very good value and a good investment.

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This lovely cabin was constructed with quality and detail throughout. It is being offered for sale by the original owner/designer. The property was used primarily as a vacation home. Since it is only a 2-hour drive from north Phoenix, the property hosts the perfect weekend and summer getaway. Here are the details:

The lot is 5.04 acres of mature Ponderosa pine, Alligator juniper, and oak atop the Mogollon Rim in Northern Arizona. When you arrive and enter the property through the front gate, the circle driveway will take you right up to the cabin. Atop the wide staircase you are greeted by more than 400 square foot of red wood decking. When you enter through the hand carved knotty alder door you enter an environment you will never want to leave. Antique oak floors, throughout the 2124 square foot living quarters, welcome you. Between the large amber tinted UV Milguard windows sits an oversized gas fireplace with floor to ceiling river rock facing. Custom fabric roman shades adorn the windows to provide complete privacy. Suspended from the 20 foot vaulted cedar ceiling are (2) beautiful remote control ceiling fans. The kitchen has all the amenities any gourmet cook could ask for. A large Jenn-Air gas stove/grill sits in the middle of a central rock island with a built-in bar sink. There is plenty of cabinet space for all your culinary and entertaining needs. You will love the knotty hickory kitchen cabinets, granite countertops, built in microwave, and large floor to ceiling kitchen pantry. The laundry room includes a washer and dryer, built in double sink, and lots of cabinet/counter space and a pantry. From the laundry room you can step outside onto the covered deck. The great room is large and open and includes a separated office area with DSL Internet and telephone built in. Cellular service is good. The great room includes a built-in Bose surround sound system and satellite TV. The master bedroom is large with a floor to ceiling walk-in closet. The master bath contains a corner soaking tub and oversized walk-in tile shower. Cabinets are hickory with custom mirrors and fixtures. The guest bedroom has direct access to a full bath with the same hickory cabinets and custom mirrors as the master bath. This bedroom also has a nice floor to ceiling walk-in closet and a beautiful view of the forest from the large picture window. All cabin doors are hand made 8 feet tall solid knotty alder (except for the ones in the bathrooms which are also solid but not hand made). The door from the master bedroom leads to a small covered red wood staircase.

The cabin is heavily insulated to provide comfort all year round. The forced air furnace is located under the floor and is self-contained. A winter (water) drain-down system is installed. The house is also equipped with a lightning protection system and an automated emergency generator that will keep the lights and major appliances on in the event of an electrical outage. Water usage is metered and the Mogollon Ranch Home Owners association maintains the well. The septic system is environmentally designed and inspected every summer. Yearly Association dues are reasonable and are used to cover road maintenance and infrastructure costs. Covenants are enforced to ensure the integrity of the sub-division.

The detached 900 square foot garage is equipped with a simple handy man work area and has enough space for your vehicles and ATVs. 220 electrical outlets are installed for your RV or special projects.

You can drive through or around the 36ft x 36ft solid wall horse facility. Each of the three inside horse stalls has access to a large shared pipe corral through the rear of the stall. You will enjoy the 12x12 tack room and separated grooming and hay storage areas. The horse barn has florescent lighting and a water hydrant located in the front. Behind the barn is a large pipe turnout area for the horses to enjoy. Mounted security lights on barn, garage, and cabin make arriving at night nothing to worry about.

What is not to love about this place? You are surrounded by endless National forest trails for horseback riding, hiking, and long walks. Lets not forget about all the wildlife that lives here (Elk, deer, javelina, turkey, bear, mountain lion...) and the Blue Ridge Reservoir is just down the road if you feel like catching some trout for dinner.