



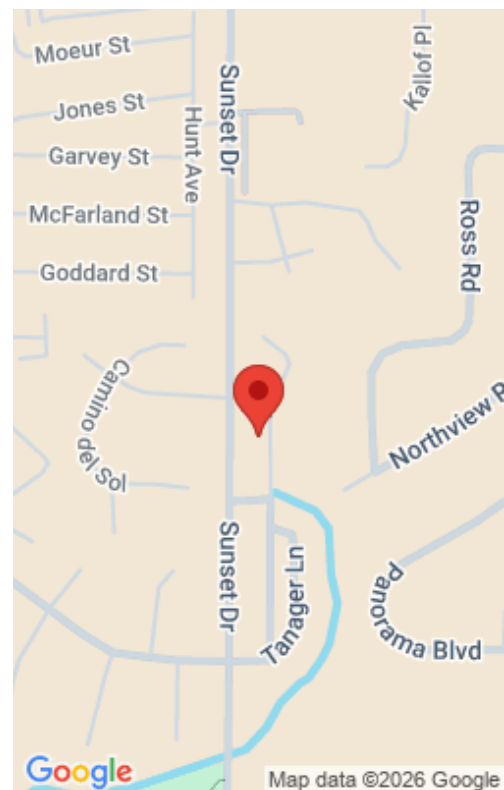
**\$440,000**

## **78 MORNING SUN DRIVE, SEDONA, AZ 86336**

<https://posterity44.com>

AN INCREDIBLE OPPORTUNITY for a casita-style Morning Sun condo! NEW vinyl plank flooring & baseboards, NEW toilets & a freshly painted great-room ceiling give this casita-style home a fresh new feel. Offered at an unbeatable price in the heart of West Sedona, this bright & airy 2-BR, 2-bath condo features 1,239 sq. ft. of comfortable [...]

- 2 beds
- 2 baths
- Apartment, Townhouse
- Residential
- Active
- 1239 sq ft



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# Basics

**Category:** Residential  
**Status:** Active  
**Bathrooms:** 2 baths  
**Lot size:** 1437 sq ft  
**Subdivision Name:** Morning Sun Condo  
**Lot Size Acres:** 0.03 acres

**Type:** Apartment, Townhouse  
**Bedrooms:** 2 beds  
**Area:** 1239 sq ft  
**Year built:** 1995  
**Bathrooms Full:** 2  
**County:** Yavapai

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# Building Details

**Building Area Total:** 1239 sq ft  
**Architectural Style:** See Remarks  
**Heating:** Hot Water, Forced Air, Natural Gas  
**Roof:** Tile, Rolled/Hot Mop  
**Foundation Details:** Slab

**Construction Materials:** Stucco, Wood Frame  
**Sewer:** Public Sewer  
**Stories Total:** 1  
**Common Walls:** 1 Common Wall

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# Amenities & Features



|                                                                                                                             |                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Laundry Features:</b> In Garage                                                                                          | <b>Flooring:</b> Carpet, Tile                                                                                                 |
| <b>Fencing:</b> None                                                                                                        | <b>Parking Features:</b> Attached Garage, Garage Door Opener                                                                  |
| <b>Fireplace Features:</b> Gas                                                                                              | <b>Garage Spaces:</b> 1                                                                                                       |
| <b>Water Source:</b> Pvt Water Company                                                                                      | <b>Appliances:</b> Dryer, Washer, Refrigerator, Built-in Microwave, Dishwasher, Disposal, Gas Cooktop, Built-In Electric Oven |
| <b>Interior Features:</b> Double Vanity, Breakfast Bar, Vaulted Ceiling(s), Pantry, Full Bth Master Bdrm, Laminate Counters | <b>Lot Features:</b> Adjacent to Wash, East/West Exposure, Desert Front, Natural Desert Back                                  |
| <b>Window Features:</b> Screens, Skylight(s), Dual Pane                                                                     | <b>Spa Features:</b> Heated                                                                                                   |
| <b>Patio And Porch Features:</b> Patio                                                                                      | <b>Exterior Features:</b> Private Street(s)                                                                                   |
| <b>Fireplaces Total:</b> 1                                                                                                  | <b>Cooling:</b> Central Air, Ceiling Fan(s), Evaporative Cooling, Programmable Thmstat                                        |

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## Fees & Taxes

|                                           |                                                                                                                                           |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Association Fee Frequency:</b> Monthly | <b>Association Fee Includes:</b> Roof Repair, Insurance, Maintenance Grounds, Street Maint, Trash, Roof Replacement, Maintenance Exterior |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

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## School Information

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|---------------------------------------------------------------------------|---------------------------------------------------------------|
| <b>High School District:</b> Sedona-Oak Creek JUSD #9                     | <b>High School:</b> Sedona Red Rock Junior/Senior High School |
| <b>Middle Or Junior School:</b> Sedona Red Rock Junior/Senior High School | <b>Elementary School District:</b> Sedona-Oak Creek JUSD #9   |
| <b>Elementary School:</b> West Sedona Elementary School                   |                                                               |

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## Miscellaneous

|                                          |                                        |
|------------------------------------------|----------------------------------------|
| <b>Road Surface Type:</b> Paved, Asphalt | <b>Cross Street:</b> Sunset Dr.        |
| <b>Listing Terms:</b> Cash to Loan, Cash | <b>Special Listing Conditions:</b> N/A |



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# Courtesy of

**List Office Name:** Coldwell Banker Realty

