

410 N Leroux St

FOR SALE | \$1,725,000



Exclusively offered by:

Leslie Belsanti, Broker/Owner

928.600.1094

Leslie@davincirealty.com

da Vinci Realty // 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 410 N Leroux Street, Flagstaff, Arizona (Property). Please be advised that has been advised that da Vinci Realty, LLC has been retained on an exclusive basis by the owner of the above referenced property (Owner) with respect to the offering for sale of Property. The Owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through da Vinci Realty, LLC. All fees due da Vinci Realty, LLC in connection with the sale of the Property shall be paid by Owner.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective buyers may require to evaluate a purchase of real property. All information is provided for general reference purposes only and is based on assumptions relating to the market conditions and other factors beyond the control of the Owner and da Vinci Realty, LLC. Neither the Owner nor da Vinci Realty, LLC, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or da Vinci Realty, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or da Vinci Realty, LLC.

Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.



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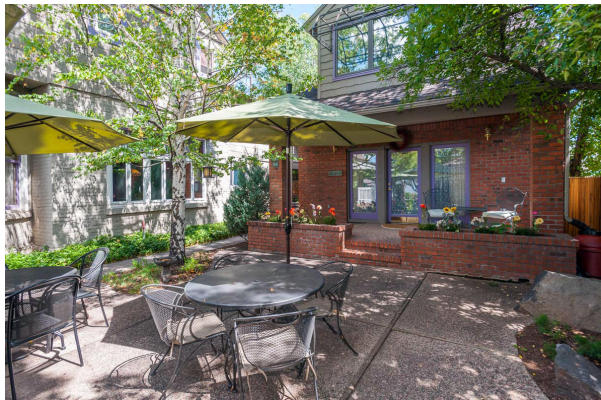
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Executive Summary

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Situated on Flagstaff's iconic North Leroux Street, this spectacular home welcomes you with grandeur by way of a lovely, landscaped front entry and elongated covered porch. Currently operating as a luxury B&B with 10 units in 2 homes, each with its own bathroom, this property is well-suited to revert back to its original residential use with rental or AirBnB income potential. The original Craftsman style main house, built in 1894 and since expanded, consists of 5 large units and 5.5 bathrooms, a lovely living room, dining room, and large kitchen. There are 3 additional rooms and suites to the rear of the main house. These additional units were once used as apartments. The second home, built in 1990, is separated by a beautifully landscaped courtyard including an expansive patio and gazebo, consists of 2 separate units, each with its own private entrance, a large storage room as well as a separate laundry facility.

The walkability to all of Historic Downtown Flagstaff, public transportation, schools, hospital and medical offices, grocery, retail shops, and restaurants is incredible!

If you're looking for a beautiful home in Downtown Flagstaff with income potential, you've found it! Most furnishings are negotiable. Buyer to verify square footages and intended use with City/County. Only qualified buyers, please.



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Offering Summary

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- APN# 10112003B
- National Register of Historic Places
- Total interior of approx. 7,474 SF
- .32 acre lot
- Current zoning: community commercial (CC)
- Walkability to all Downtown has to offer
- Two homes
- 11 bedrooms (8 in main home and 3 in guest house)
- 10.5 bathrooms
- 11 parking spaces
- Years built: 1894, 1907, 1943, 1990



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Additional Photos

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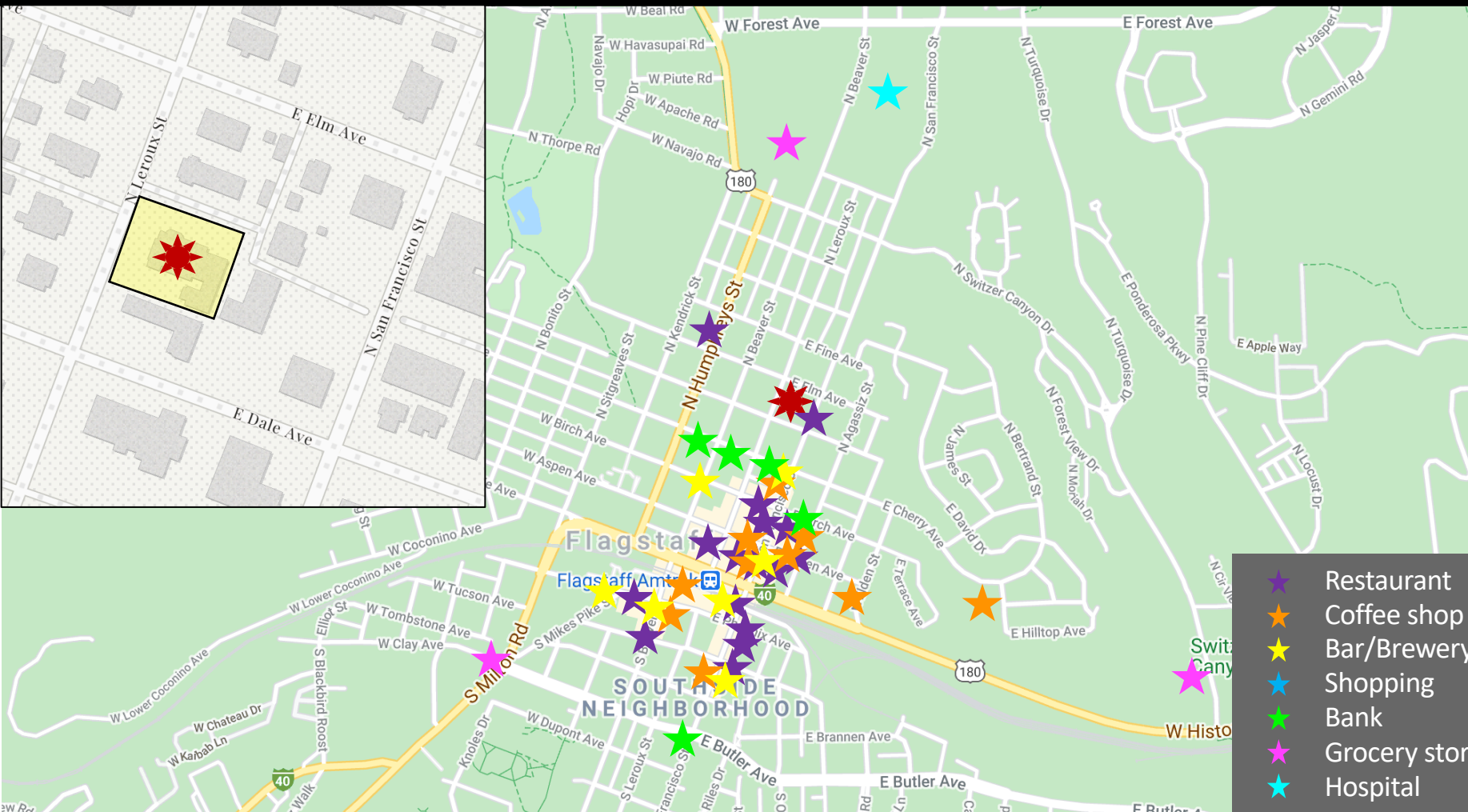
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Nearby Amenities

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Owner Property History and Information

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410 North Leroux St. has been one of Flagstaff's most prestigious homes since 1894 and remains the oldest and largest private home in the greater downtown area. The original 1894 one-bedroom home was built for Elias Clark, the first City Attorney. In 1907 the home was purchased and rebuilt into a two-story home by Thomas E. Pollock, President of the Arizona Central Bank, the largest bank in Arizona at that time. Tom Pollock was the banker for the Babbitts and Riordans in their ranching and forestry endeavors. Pollock financed and built a number of buildings in downtown Flagstaff. Pollock brought in artisans from California to modify the house to a two-story Craftsman style bungalow with four bedrooms. Oak trim in the house's living and dining rooms, the tapered pillar at the entryway, mahogany woodwork and buffet found in the Tea Room, once the dining room of the house, along with exterior corbels are some of the Craftsman details still evident today. A two-story brick carriage house, which now houses Brix Restaurant on North San Francisco Street, was added to the property during this time period. The adjacent craftsman cottage to the north of the house was built for Pollock's head rancher and the small barn behind it, still standing, contains a bunkhouse used by his workers.

410 North Leroux (aka Pollock House) contains two buildings, 1) the two-story Main building containing 5,697 SF built in three phases (1894, 1907, and 1943) and 2) the 1990 built two-story 1,777 SF Owner's Residence for a total of 7,474 SF situated on a 13,800 SF site in Historic Downtown Flagstaff ("the Property"). In addition to the two buildings, the Property contains 11 parking spaces, a 3,500 SF garden with gazebo, a laundry with 3 washers and 4 dryers, and a small maintenance shed to the rear.

Since 1991 the Property has been used and known as The Inn at 410 B&B, a successful luxury bed and breakfast with 10 total units. The Main Building contains 1990 built main kitchen with a half bath, a large living room and dining room along with 3 guest units on the first floor (w/3 private baths) with a total of 3,347 SF. The second floor of the Main Building contains five guest rooms (all with private baths) in 2,350 SF. In 1943 apartments were added with their entrance being a staircase accessed on the north rear section of the house.



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Owner Property History and Information

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In 1989 the Property was bought by an NAU couple, the Householders. The Householders built kitchenettes in all of the 8 guest units in the Main Building. They also hired Loven Construction to build the second building as the Owner's Residence with a 1,065 SF upstairs apartment with one bedroom, one bath, a kitchen and living area. Downstairs contains a 360 SF bedroom with bath and 352 SF of laundry and storage space for a total of 712 SF.

In 1993 the Property was sold to Howard Krueger from Chicago. Mr. Krueger set out to completely restore the Main Building as a "themed" luxury B&B. All kitchenettes were removed and upgrades were made to the plumbing and electrical systems as well. In 2000 Mr. Krueger remodeled the downstairs bedroom in the Owner's Residence to a themed B&B unit known today as "Monet's Garden" done in the style of a French Country home.

Upon Mr. Krueger's passing in 2003, Gordon Watkins ("Owner"), an experienced hotel executive in finance, real estate and operations, purchased the Property from his widow for \$1.1 million. Over the past 17 years Mr. Watkins has spent over \$600,000 in renovations of the Property. Expenditures have included new roofs, 14 new Mitsubishi "quiet air" A/C units, full exterior painting, new German "Munchkin" boiler, new washer/dryers, new kitchen appliances and cabinet painting, extensive bedding replacement, carpet replacement, toilet replacements, refurbishment of the Observatory Suite (now the Owner's residence), two new jetted tubs and extensive art work. A new forced air heating furnace was replaced in the Owner's residence in 2014 as well as a Navian insta-hot water heater in 2016.

There are six electrical meters in the main building and one in the Owner's residence. The Property offers 11 parking spaces, which is a rare find downtown. There is a beautiful 3,500 SF outdoor garden with gazebo. There are two sewer mains, one on the north side and one on the south side of the Main Building. All guest rooms have cable TV, internet, in-unit heating controls, and quiet A/C units as well as a gas or electric fireplace. Bathrooms are all fitted with modern tub/shower units and Kohler or Toto toilets and porcelain sinks. The entire first floor of the Property is ramped for ADA access. Both buildings have hard wired smoke detectors with battery backup and there are nine fire extinguishers spread throughout the Property.

The Property's location is extraordinary and within walking distance to all of Downtown's many restaurants and bars. The historic character of its units adds charm and ambiance that cannot be reproduced.



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Guest Room Names

Betty Upton of Cunningham Interiors was hired in the 1995-96 renovation to theme the 8 guest rooms in the Main House. It is estimated that Howard Krueger spent about \$400,000 in renovations at that time. The rooms names are:

Downstairs:

- Southwest Suite: the two-room original 1894 Master Bedroom, the enclosed porch was added in the 1940's.
- Tea Room: the 1894 original dining room. The existing bathroom was once the original kitchen to the Home.
- Suite Nature: a two-room suite in the back of the Main Building.

Upstairs:

- Sunflower Fields: A large bright sunny room in the front of the Main Building
- Sonoran Serenade: Smallest room in the Inn but very colorful
- Canyon Memories: Great views of the San Francisco Peaks
- Conservatory: Music themed traditional character
- Dakota Suite: a two-room suite upstairs in the back of the Inn

Owner's Residence Building:

- Observatory Suite: 2-bedroom, one bath apt. with kitchen
- Monet's Garden: Hand painted reminiscent of a French Countryside retreat, with its own private porch overlooking the garden
- Laundry & Storeroom

All rooms can be viewed on www.inn410.com.

***All square footages to be verified by Buyer.**



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FOUNDER / OWNER / BROKER

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Professional Background

Leslie has been involved in real estate and development since 1996. Leslie is a graduate of Northern Arizona University and has spent most of her adult life and real estate career in Northern Arizona after many years in the management side of the hospitality industry on Mackinac Island, Michigan and in Sedona, AZ.

It was in Sedona that Leslie started her real estate career. Beginning in the financial management side of the development business, Leslie then took on the brokerage side of real estate managing agents, employees and partnership relationships. In 2002, she went on to attain her CRB (Certified Real Estate Brokerage Management) designation and in 2003 she furthered her credentials by gaining her Broker designation and started da Vinci Realty, LLC. Leslie is the Broker of the company and oversees all the business affairs of the company; including the management of agents and employees, marketing, advertising, and accounting.

Since the inception of da Vinci Realty, Leslie has been handling any residential real estate needs. And, in 2013 opened an official Residential Division of the company to not only continue to service our commercial clients' needs but to meet the market demands of the real estate industry in both Flagstaff and Sedona.

Leslie serves on the board of the Flagstaff Downtown Business Alliance. She and her husband, Mark, also own and operate a coworking space in Downtown Flagstaff, where da Vinci Realty is located.



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