

DWEB - All Hotels, misc - KP #117

Wolf Pines - Mfg Home

06/02/2026 10:45 AM - Sieu Ngo

Status:	New	Start date:	06/02/2026
Priority:	Medium	Due date:	
Assignee:		% Done:	0%
Category:		Estimated time:	0.00 hour
Description			
Requires double wide , 1200 SF + garage w/ matching roof/siding/general style			
Dealer Provides site visit, site drawing/positioning, initial permit, furnace/duct work (furnace not required). For showcase models, might even have fridge.			
Buyer responsible for concrete pad - design provided by vendor - only 2 companies allows to build out and certify. Also utility permits/hookup/fees			
Mr Colton - developer Sandy Leister - Leister Realty (928)369-6700 - flamingosc@gmail.com			
Info form Sandy 2021: All the utilities are to the lot line and underground. sewer depth - need to call Pinetop/Lakeside Sanitary District is the sewer company (928)368-5370 Permit for sewer:\$6034 Natural Gas is not in the area- buried tank for propane only option.. hoa requirement. Cost to purchase tank and gas inspections: approximately \$3000			
Navapache Electric-(928)368-5118 - get electrical model only - No set up fees City of Show Low- (water only) (928)532-4005			
I paid approximately \$2500 each for the meters but it varies by size of home and number of bed/baths Manufactured homes- have a sales tax added. Make sure it is a home made for snow country with good insulation.			
Contractor Used: Kent Nelson (928)243-3755 but there are quite a few who have worked in this community. List available upon request. The contractor will follow the plans you and your dealer have laid out. He will clear lot, pour foundation, bring utilities from street to home , hook up to home, build block stem wall skirting, level lot, pour foundation for garage, build garage with power and connected to home at utility room door. This could have a range depending on size of house and finishes - I'm in the \$60,000 + range but I don't have finals yet.			

History

#1 - 06/02/2026 11:09 AM - Sieu Ngo

4843 Bison Trl - next to one we want - 41 .. original listed 77k, then still didn't sell at 69k
4817 Bison Trl - one we want - lot 42

#2 - 06/02/2026 11:44 AM - Sieu Ngo

Notes from Paul:
blue collar - Donovan - concrete pad ..

#3 - 06/02/2026 11:45 AM - Sieu Ngo

- Description updated

Dealer:
2 bdrm, 890 SF - \$105k
1700SF 3 bedroom - roughly 173k on sale.. new price - 188k...