

Client Photo



MLS # **568327**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$650,000**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Address **2420 E Miami Rd**
 City **Montrose**
 Status **Active**
 Addl Living Quarters **No**
 Dining Room **Yes**
 Family Room **Yes**
 Horse Setup **No**
 Irrigation Water **Yes**
 Water Front **No**
 Great Room **Yes**



Presented by: Montrose-RealEstate.com
 Prepared Courtesy of: **Montrose-RealEstate.com**

General Info

Year Built	1971	Main SF	2138	Water Supplier	Montrose City
Bedrooms	2	Upper SF	471	Sewer Supplier	Montrose City
Baths	2.50	Lower SF		Gas Supplier	Kinder Morgan
# of Phone Lines		Bsmt SF		Electric Supplier	DMEA
Internet Service		Finished Bsmt SF		Homeowners Assoc	Yes, water
Garage Capacity	2	Apx. Total SF	2609	HOA Dues	App. \$50
Garage Type	Attached Garage	Master Bedroom Dimensions	23'3"x13'10"	HOA Dues Frequency	Annually
Subdv #		Living Room Dimensions	22'x18'	Energy Rating	
Subdv Name	Other	Bedroom #2 Dimensions	10'4"x10'6"	Lot Dimension	460'x150'
County	Montrose	Dining Room Dimensions	17'10"x14'5"	Lot Dim. Source	
Elem. School	Johnson Elementary	Bedroom #3 Dimensions		Apx.Total Acres	1.50
Middle School	Centennial Middle	Family Room Dimensions	19'4"x13'4"	Apx. Irrig. Acres	1.50
High School	Montrose High	Bedroom #4 Dimensions		Irrig. Dist	UVWUA
Fronts		Kitchen Dimensions	17'7"x10'	Irrigation Description	HOA
		Office/Den Dimensions			
		Laundry/Util Dimensions	5'5"x6'10"		

Financial

Special Assessment Y/N	No	Tax Sched/Parcel #	R0002277	Possession	negotiable
Old Taxes		EM Deposit \$	\$25,000	Title Company	FAHTCO
Tax Year	2005	EM Holder	FAHTCO		

Features

TYPE/STYLE	Bi Level	HEATING	Natural Gas	INTERIOR	Fireplace Gas, Wired/Cable TV, Cathedral Ceiling, Ceiling Fan(s)
STORIES	1.5 Story	SOURCE		INCL	
CONSTRUCTION/SIDING	Wood Frame	HEATING SYS	Boiler, Floor Radiant	EXTERIOR	Shed/Storage, Landscaped, Irrigation Water, Patio, Deck, Lawn Sprinklers, RV Hook Up /Pad, Seasonal Ditch
FOUNDATION	Crawl Space	COOLING	Evaporative Cooler	INCL	
ROOF	Asphalt	DOM WATER	Tap Installed Paid		
FLOORING	Hardwood, Other	DOM SEWER	Sewer Available	LOT SZ/ACR.	.5 - .99
FIREPLACES	Gas Logs, Glass Doors	DINING	Formal Separate	E	
FENCE	None	APPLIANCES	Range/Oven, Refrigerator, Dishwasher, Microwave, Exhaust Fan	HOA INCL	Irrigation
MASTER BR	Main Level	INCLUDED		ST DESC.	City/Town
				/ACCESS	
				ZONING	Planned Unit Development

Remarks

One of a kind gracious and elegant home overlooking the Black Canyon golf course. Unsurpassed southern views guaranteed by a view easement. The home is of exceptional design accentuating a soft and peaceful lifestyle. The grounds consist of over 1.5 fully irrigated ac. and landscaped with mature and beautiful trees and shrubs.

