

## Client Photo



MLS # **578460**  
 Class **RESIDENTIAL**  
 Type **Stick Built**  
 Asking Price **\$1,349,000**  
 Board Name **MONTROSE ASSOCIATION OF REALTORS**  
 Address **2233 Painted Wall Lane**  
 City **Montrose**  
 Status **Active**  
 Addl Living Quarters **No**  
 Dining Room **Yes**  
 Family Room **No**  
 Horse Setup **No**  
 Irrigation Water **No**  
 Water Front **No**  
 Great Room **Yes**



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

### General Info

|                  |                              |                           |                  |                        |                      |
|------------------|------------------------------|---------------------------|------------------|------------------------|----------------------|
| Year Built       | <b>2007</b>                  | Main SF                   | <b>2300</b>      | Water Supplier         | <b>City</b>          |
| Bedrooms         | <b>5</b>                     | Upper SF                  |                  | Sewer Supplier         | <b>city</b>          |
| Baths            | <b>6.00</b>                  | Lower SF                  | <b>2300</b>      | Gas Supplier           | <b>Kinder Morgan</b> |
| # of Phone Lines | <b>2</b>                     | Bsmt SF                   |                  | Electric Supplier      | <b>DMEA</b>          |
| Internet Service | <b>DSL</b>                   | Finished Bsmt SF          | <b>2300</b>      | Homeowners Assoc       | <b>Yes</b>           |
| Garage Capacity  | <b>3</b>                     | Apx. Total SF             | <b>4600</b>      | HOA Dues               | <b>\$300.00</b>      |
| Garage Type      | <b>Attached Garage</b>       | Master Bedroom Dimensions | <b>14.8 x 21</b> | HOA Dues Frequency     | <b>Annually</b>      |
| Subdv #          |                              | Living Room Dimensions    | <b>26 x 30</b>   | Energy Rating          |                      |
| Subdv Name       | <b>Bridges, The</b>          | Bedroom #2 Dimensions     | <b>13 x 11</b>   | Lot Dimension          | <b>irregular</b>     |
| County           | <b>Montrose</b>              | Dining Room Dimensions    | <b>11 x 19</b>   | Lot Dim. Source        |                      |
| Elem. School     | <b>Cottonwood Elementary</b> | Bedroom #3 Dimensions     | <b>11 x 12</b>   | Apx.Total Acres        | <b>0.30</b>          |
| Middle School    | <b>Columbine Middle</b>      | Family Room Dimensions    |                  | Apx. Irrig. Acres      | <b>0.00</b>          |
| High School      | <b>Montrose High</b>         | Bedroom #4 Dimensions     | <b>13 x 20</b>   | Irrig. Dist            | <b>none</b>          |
| Fronts           |                              | Kitchen Dimensions        | <b>23 x 11</b>   | Irrigation Description | <b>none</b>          |
|                  |                              | Office/Den Dimensions     |                  |                        |                      |
|                  |                              | Laundry/Util Dimensions   | <b>8.9 x 8</b>   |                        |                      |

### Financial

|                        |             |                    |                       |               |                       |
|------------------------|-------------|--------------------|-----------------------|---------------|-----------------------|
| Special Assessment Y/N | <b>No</b>   | Tax Sched/Parcel # | <b>R0018375</b>       | Possession    | <b>at closing</b>     |
| Old Taxes              |             | EM Deposit \$      | <b>\$50,000.00</b>    | Title Company | <b>San Juan Title</b> |
| Tax Year               | <b>2007</b> | EM Holder          | <b>San Juan Title</b> |               |                       |

### Features

|                     |  |                     |   |                 |   |
|---------------------|--|---------------------|---|-----------------|---|
| TYPE/STYLE          | <b>Ranch Basement</b>  | HEATING             | <b>Natural Gas</b>  | INTERIOR INCL   | <b>Carpets, Wired/Cable TV, Ceiling Fan(s), Wet Bar</b> |
| STORIES             | <b>One Story</b>   | SOURCE              |   | EXTERIOR INCL   | <b>Deck</b>   |
| CONSTRUCTION/SIDING | <b>Stucco, Wood Frame, Brick / Stone Veneer, Wood, Stone</b> | HEATING SYS         | <b>Forced Air</b>   | ST DESC./ACCESS | <b>City/Town</b>  |
| FOUNDATION          | <b>Stemwall, Basement-walk out, Basement-finished</b>        | COOLING             | <b>Central Electric</b>   | COMMON          | <b>Park</b>   |
| ROOF                | <b>Other</b>   | DOM WATER           | <b>City Water</b>   | FACILITIES      |   |
| FLOORING            | <b>Partial Carpet, Hardwood, Slate</b>                       | DOM SEWER           | <b>Sewer Installed</b>  | ZONING          | <b>Planned Unit Development</b>                         |
| FIREPLACES          | <b>Gas Logs, Basement, Living Room</b>                       | DINING              | <b>Formal Separate</b>  |                 |   |
| MASTER BR           | <b>Main Level</b>  | APPLIANCES INCLUDED | <b>Range Top, Refrigerator, Dishwasher, Disposal, Microwave, Compactor, Double Oven</b> |                 |   |

### Remarks

**Ultimate golf course home. Overlooks 15th fairway and lakes. Granite, Teak floors, Wine room, 5 bedrooms, 6 baths. Half light design for basement. Split face Marble on exterior and interior Hubba, Hubba**

