

## Client Photo



MLS # **600274**  
 Class **RESIDENTIAL**  
 Type **Stick Built**  
 Asking Price **\$469,000**  
 Board Name **MONTROSE ASSOCIATION OF REALTORS**  
 Address **2924 Lost Creek Road**  
 City **Montrose**  
 Status **Active**  
 Addl Living Quarters **No**  
 Dining Room **Yes**  
 Family Room **No**  
 Horse Setup **No**  
 Irrigation Water **No**  
 Water Front **Yes**  
 Great Room **Yes**



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

### General Info

Year Built	<b>2006</b>	Main SF	<b>2165</b>	Water Supplier	<b>CITY</b>
Bedrooms	<b>3</b>	Upper SF	<b>360</b>	Sewer Supplier	<b>CITY</b>
Baths	<b>3.00</b>	Lower SF		Gas Supplier	<b>KINDER MORGAN</b>
# of Phone Lines	<b>2</b>	Bsmt SF		Electric Supplier	<b>DMEA</b>
Internet Service	<b>YES</b>	Finished Bsmt SF		Homeowners Assoc	<b>YES</b>
Garage Capacity	<b>3</b>	Apx. Total SF	<b>2525</b>	HOA Dues	<b>165.00</b>
Garage Type	<b>Attached Garage</b>	Master Bedroom Dimensions	<b>14x17</b>	HOA Dues Frequency	<b>Annually</b>
Subdv #		Living Room Dimensions	<b>16'6x17</b>	Energy Rating	
Subdv Name	<b>Preserve, The</b>	Bedroom #2 Dimensions	<b>11'4x12'8</b>	Lot Dimension	<b>10600 SQ. FT.</b>
County	<b>Montrose</b>	Dining Room Dimensions	<b>11x11</b>	Lot Dim. Source	
Elem. School	<b>Cottonwood Elementary</b>	Bedroom #3 Dimensions		Apx.Total Acres	<b>0.00</b>
Middle School	<b>Centennial Middle</b>	Family Room Dimensions		Apx. Irrig. Acres	<b>0.00</b>
High School	<b>Montrose High</b>	Bedroom #4 Dimensions		Irrig. Dist	<b>N/A</b>
Fronts	<b>Pond</b>	Kitchen Dimensions	<b>11'9x12</b>	Irrigation Description	<b>NONE</b>
		Office/Den Dimensions	<b>12x22</b>		
		Laundry/Util Dimensions			

### Financial

Special Assessment Y/N	<b>No</b>	Tax Sched/Parcel #	<b>3993-031-19-007</b>	Possession	<b>Negotiable</b>
Old Taxes		EM Deposit \$	<b>10,000.00</b>	Title Company	<b>United Title</b>
Tax Year	<b>2007</b>	EM Holder	<b>United Title</b>		

### Features

### Remarks

**Large Uncompahgre Model Home with loads of upgrades! Lighted tray ceiling enhances the family room, Stainless steel appliances, open floor plan, finished bonus room, custom tile finishes in the bathrooms along with granite, custom faux paint throughout! Shows very nicely!**

