

Client Photo



MLS # **601965**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$194,000**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Address **TBD WATERFALL CANYON**
 City **Montrose**
 Status **Active**
 Addl Living Quarters **No**
 Dining Room **Yes**
 Family Room **Yes**
 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	2008	Main SF	1407	Water Supplier	Chipeta
Bedrooms	3	Upper SF		Sewer Supplier	West Montrose
Baths	2.00	Lower SF		Gas Supplier	Source Gas
# of Phone Lines	2	Bsmt SF		Electric Supplier	DMEA
Internet Service		Finished Bsmt SF		Homeowners Assoc	Yes
Garage Capacity	2	Apx. Total SF	1407	HOA Dues	TBD
Garage Type	Attached Garage	Master Bedroom Dimensions	15'-6" x 15'-11"	HOA Dues Frequency	Annually
Subdv #		Living Room Dimensions		Energy Rating	yes
Subdv Name	Waterfall Canyon	Bedroom #2 Dimensions	10'-1" x 10'	Lot Dimension	Irregular
County	Montrose	Dining Room Dimensions	12'-2" x 8"-1"	Lot Dim. Source	Builder
Elem. School	Oak Grove Elementary	Bedroom #3 Dimensions	9'-6" x 12'-1"	Apx.Total Acres	0.20
Middle School	Columbine Middle	Family Room Dimensions	14'-0" x 26'-11"	Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrig. Dist	none
Fronts		Kitchen Dimensions	10'-7" x 10'-4"	Irrigation Description	none
		Office/Den Dimensions			
		Laundry/Util Dimensions	5' x 5'		

Financial

Special Assessment Y/N	No	Tax Sched/Parcel #	TBD	Possession	
Tax Year	TBD	EM Deposit \$	\$4,000	Title Company	FAHTCO
		EM Holder	FAHTCO		

Features

TYPE/STYLE	Ranch	HEATING	Natural Gas	LOT SZ/ACRE	Less than 1/2
STORIES	One Story	SOURCE		ST DESC./ACCESS	City/Town, Paved
CONSTRUCTION /SIDING	Stucco, Wood Frame, Brick /Stone Veneer, Wood, To Be Constructed	HEATING SYS	Forced Air	ZONING	Residential Single Family
ROOF	Composition	COOLING	Refrigerated Air		
FLOORING	Partial Carpet, Tile, Vinyl	DOM WATER	Tap Installed Paid, City Water		
FIREPLACES	None	DOM SEWER	Sewer, Sewer Installed		
MASTER BR	Main Level	APPLIANCES INCLUDED	Range/Oven, Dishwasher, Disposal, Microwave, Exhaust Fan		

Remarks

SIERRA MODEL Cypress homes. Excellent value, excellent area, excellent builder. Buy now and save!! CERTIFIED ENERGY STAR HOMES, With the price of oil around \$120.00 per barrel can you afford NOT to have an Energy Star Home? This is a huge advantage over other homes.

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