

Client Photo



MLS # **601966**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$198,000**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Address **TBD**
 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 **NO**



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General Info

Year Built	2008	Main SF	1521	Water Supplier	Chipeta Water
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	1521	HOA Dues	TBD
Garage Type	Attached Garage	Master Bedroom Dimensions	15'-0 x 11'-11"	HOA Dues Frequency	Annually
Subdv #		Living Room Dimensions	16'-7 x 20'-6"	Energy Rating	yes
Subdv Name	Waterfall Canyon	Bedroom #2 Dimensions	11'-0 x 10'-5"	Lot Dimension	Irregular
County	Montrose	Dining Room Dimensions	16'-8" x 12'-2"	Lot Dim. Source	Builder
Elem. School	Oak Grove Elementary	Bedroom #3 Dimensions	10'-1" x 13'-1"	Apx.Total Acres	0.20
Middle School	Columbine Middle	Family Room Dimensions		Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrig. Dist	None
Fronts		Kitchen Dimensions	11'-0 x 10'-6"	Irrigation Description	None
		Office/Den Dimensions			
		Laundry/Util Dimensions	5'-3" x 8'-4"		

Financial

Special Assessment Y/N	No	Tax Sched/Parcel #	TBD	Possession	
Old Taxes		EM Deposit \$	\$4,000	Title Company	FAHTCO
Tax Year	2008	EM Holder	FAHTCO		

Features

TYPE/STYLE	Ranch	HEATING	Natural Gas	INTERIOR	Fireplace Gas, Wired/Cable TV,
STORIES	One Story	SOURCE		INCL	Cathedral Ceiling, Ceiling Fan(s),
CONSTRUCTION	Stucco, Wood Frame, Brick	HEATING SYS	Forced Air		Vaulted Ceiling, Pantry, Walk In
/SIDING	/Stone Veneer, Wood, Built to	COOLING	Refrigerated Air		Closest
FOUNDATION	Suit	DOM WATER	Tap Installed Paid, City Water	EXTERIOR	Garage Door Opener
	Stemwall, Crawl Space,	DOM SEWER	Sewer, Sewer Installed	INCL	
	Concrete, Piers	DINING	Kitchen/Dining, Separate	LOT SZ	Less than 1/2
ROOF	Composition		Dining	/ACRE	
FLOORING	Partial Carpet, Tile, Vinyl	APPLIANCES	Range/Oven, Range Top,	ZONING	Residential Single Family
FIREPLACES	Gas Logs	INCLUDED	Dishwasher, Disposal,		
			Microwave, Exhaust Fan		

Remarks

Cypress Homes, excellent value, excellent area, excellent builder. Buy now and save!! The Tahoe Model

