

## Client Photo



MLS # **601968**  
 Class **RESIDENTIAL**  
 Type **Stick Built**  
 Asking Price **\$207,000**  
 Board Name **MONTROSE ASSOCIATION OF REALTORS**  
 Address **001 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 **Yes**



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

### General Info

Year Built	<b>2008</b>	Main SF	<b>1532</b>	Water Supplier	<b>Chipeta Water</b>
Bedrooms	<b>3</b>	Upper SF		Sewer Supplier	<b>West Montrose</b>
Baths	<b>2.00</b>	Lower SF		Gas Supplier	<b>Source Gas</b>
# of Phone Lines	<b>2</b>	Bsmt SF		Electric Supplier	<b>DMEA</b>
Internet Service		Finished Bsmt SF		Homeowners Assoc	<b>Yes</b>
Garage Capacity	<b>2</b>	Apx. Total SF	<b>1532</b>	HOA Dues	<b>TBD</b>
Garage Type	<b>Attached Garage</b>	Master Bedroom Dimensions	<b>15'-4" x 12'-11"</b>	HOA Dues Frequency	<b>Annually</b>
Subdv #		Living Room Dimensions	<b>17'-8" x 17'-4"</b>	Energy Rating	<b>Yes</b>
Subdv Name	<b>Waterfall Canyon</b>	Bedroom #2 Dimensions	<b>11'-2" x 10'7"</b>	Lot Dimension	<b>Irregular</b>
County	<b>Montrose</b>	Dining Room Dimensions	<b>11'-3" x 9'-6"</b>	Lot Dim. Source	<b>Builder</b>
Elem. School	<b>Oak Grove Elementary</b>	Bedroom #3 Dimensions	<b>11'-0" x 10'-4"</b>	Apx.Total Acres	<b>0.20</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		Irrig. Dist	<b>none</b>
Fronts		Kitchen Dimensions	<b>11'-2" x 10'7"</b>	Irrigation Description	<b>none</b>
		Office/Den Dimensions			
		Laundry/Util Dimensions	<b>5'11" x 4'-11"</b>		

### Financial

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

### Features

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

### Remarks

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

