

Client Photo



MLS # **601969**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$226,000**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Address **002 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**



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General Info

Year Built	2008	Main SF	1822	Water Supplier	Chipeta Water
Bedrooms	4	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	1822	HOA Dues	TBD
Garage Type	Attached Garage	Master Bedroom Dimensions	15'-1" x 12'-5"	HOA Dues Frequency	Annually
Subdv #		Living Room Dimensions	17'-8" x 20'7"	Energy Rating	yes
Subdv Name	Waterfall Canyon	Bedroom #2 Dimensions	11'-0" x 10'-8"	Lot Dimension	TBD
County	Montrose	Dining Room Dimensions		Lot Dim. Source	Builder
Elem. School	Oak Grove Elementary	Bedroom #3 Dimensions	10'-1" x 11'-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	9'-5" x 16'-5"	Irrig. Dist	none
Fronts		Kitchen Dimensions	12'-2" x 12'-1"	Irrigation Description	none
		Office/Den Dimensions			
		Laundry/Util Dimensions	5'2" x 5'-10"		

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 Wood, Wired/Cable TV,
STORIES	One Story	SOURCE		INCL	Cathedral Ceiling, Ceiling Fan(s)
CONSTRUCTION	Stucco, Wood Frame, Brick/St	COOLING	Refrigerated Air		, Vaulted Ceiling, Pantry, Walk In
/SIDING	one Veneer, Wood, Built to	DOM WATER	Tap Installed Paid, City Water		Clotet
	Suit	DOM SEWER	Sewer, Sewer Installed	EXTERIOR IN	Garage Door Opener
ROOF	Composition	DINING	Breakfast Nook	CL	
FLOORING	Partial Carpet, Tile, Vinyl	APPLIANCES	Range/Oven, Range Top,	LOT SZ/ACRE	Less than 1/2
FIREPLACES	Gas Logs, Living Room	INCLUDED	Dishwasher, Disposal,	ST DESC.	City/Town
MASTER BR	Main Level		Microwave, Exhaust Fan	/ACCESS	
				ZONING	Residential Single Family

Remarks

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

