

Client Photo



MLS # **601973**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$230,000**
 Board Name **MONTROSE ASSOCIATION OF REALTORS**
 Address **004 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
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General Info

Year Built	2008	Main SF	1937	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	3	Apx. Total SF	1937	HOA Dues	TBD
Garage Type	Attached Garage	Master Bedroom Dimensions	13'-7" x 14'-7"	HOA Dues Frequency	Annually
Subdv #		Living Room Dimensions		Energy Rating	yes
Subdv Name	Waterfall Canyon	Bedroom #2 Dimensions	12'-8" x 11'-7"	Lot Dimension	Irregular
County	Montrose	Dining Room Dimensions	9'-5" x 13'-0'	Lot Dim. Source	Builder
Elem. School	Oak Grove Elementary	Bedroom #3 Dimensions	11'-0" x 10'-0"	Apx.Total Acres	0.20
Middle School	Columbine Middle	Family Room Dimensions	19'7" x 16'-4"	Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions	11'-6" x 10'-7"	Irrig. Dist	none
Fronts		Kitchen Dimensions	11'-3" x 12'-3"	Irrigation Description	none
		Office/Den Dimensions			
		Laundry/Util Dimensions	5'-2" x 10'-7"		

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

Remarks

TCypress Homes. Excellent value, excellent area, excellent builder. Buy now and save!! The Niagara Model

