

Client Photo



MLS # **607439**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$239,000**
 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

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General Info

Year Built	2008	Main SF	2053	Water Supplier	Chipeta Water
Bedrooms	4	Upper SF		Sewer Supplier	West Montrose
Baths	3.00	Lower SF		Gas Supplier	Source Gas
# of Phone Lines	2	Bsmt SF		Electric Supplier	DMEA
Internet Service	yes	Finished Bsmt SF		Homeowners Assoc	Yes
Garage Capacity	3	Apx. Total SF	2053	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	19x11	Lot Dimension	Irregular
County	Montrose	Dining Room Dimensions		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	27x36	Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions	10x11	Irrig. Dist	none
Fronts		Kitchen Dimensions	see plans	Irrigation Description	none
		Office/Den Dimensions			
		Laundry/Util Dimensions	see plans		

Financial

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

Features

TYPE/STYLE	Ranch	HEATING	Natural Gas	INTERIOR INCL	Carpets, Wired/Cable TV, Ceiling Fan(s)
STORIES	One Story	SOURCE		LOT SZ/ACRE	Less than 1/2
CONSTRUCTION /SIDING	Stucco, Wood Frame, Brick /Stone Veneer, Wood	HEATING SYS	Forced Air	ST DESC./ACCESS	City/Town
FOUNDATION	Stemwall, Crawl Space, Piers, Vapor Barrier	COOLING	Refrigerated Air, Central Air	ZONING	Residential Single Family
ROOF	Composition, Architectural Shingles	DOM WATER	Tap Installed Paid, City Water, Installed		
FLOORING	Partial Carpet, Tile, Vinyl	DOM SEWER	Sewer, Sewer Installed		
FIREPLACES	None	APPLIANCES INCLUDED	Range/Oven, Dishwasher, Disposal, Microwave, Exhaust Fan		
MASTER BR	Main Level				

Remarks

Sweetwater 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.