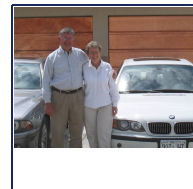


Client Photo



MLS # **617567**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$172,000**
 Address **1301 Dry Creek Ave.**
 City **Montrose**
 Status **Active**
 Addl Living Quarters **No**
 Dining Room **Yes**
 Family Room **No**
 Horse Setup **No**
 Irrigation Water **No**
 Water Front **No**
 Great Room **Yes**



Prepared Courtesy of: Montrose-RealEstate.com - Main: (970) 249-4725

General Info

Year Built	2009	Main SF	1477	Water Supplier	City of Montrose
Bedrooms	3	Upper SF		Sewer Supplier	City of Montrose
Baths	2.00	Lower SF		Gas Supplier	Source Gas
# of Phone Lines	1	Bsmt SF		Electric Supplier	DMEA
Internet Service		Finished Bsmt SF		Homeowners Assoc	yes
Garage Capacity	2	Apx. Total SF	1477	HOA/Metro Fees	TBD
Garage Type	Attached Garage	Master Bedroom Dimensions	15'2 x 15'0	HOA/Metro Fees Frequency	Unknown
Subdv #		Living Room Dimensions	20'8 x 15'4	Energy Rating	
Subdv Name	Bear Creek	Bedroom #2 Dimensions	10'4 x 11'0	Lot Dimension	irregular
County	Montrose	Dining Room Dimensions	10'8 x 20'6	Lot Dim. Source	
Elem. School	Johnson Elementary	Bedroom #3 Dimensions	10'3 x 10'0	Apx.Total Acres	0.20
Middle School	Centennial Middle	Family Room Dimensions		Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrigation District	uvwua
Fronts		Kitchen Dimensions	9'8 x 19'4	Irrigation Description	none
		Office/Den Dimensions			
		Laundry/Util Dimensions	8'2 x 5'11		

Financial

Special Assessment Y/N	No	Tax Parcel #	TBD	Possession	
Tax Year	2009	EM Deposit \$	4000	Title Company	FAHTCO

Features

TYPE/STYLE	Ranch	HEATING SOURCE	Natural Gas	INTERIOR	Wired/Cable TV, Ceiling Fan(s),
STORIES	One Story	HEATING SYS	Forced Air, Central Air	INCL	W/D Hookup, Vaulted Ceiling,
CONSTRUCTION	Wood Frame, Vinyl, To Be	COOLING	Central Air		Pantry, Walk In Closet
/SIDING	Constructed	DOM WATER	City Water	EXTERIOR	Patio, Garage Door Opener
FOUNDATION	Slab, Concrete	DOM SEWER	Sewer	INCL	
ROOF	Architectural Shingles	DINING	Separate Dining	LOT SZ/ACRE	Less than 1/2
FLOORING	Partial Carpet, Tile, Vinyl	APPLIANCES	Range/Oven, Dishwasher	ST DESC.	City/Town, Paved
FIREPLACES	None	INCLUDED	, Microwave	/ACCESS	
MASTER BR	Main Level			ZONING	Residential Single Family

Remarks

Brand new home, ready to move in. Ceramic Tile Entry, 2" x 6" Exterior Walls, Hand Trowel Texture, Slab Foundation, Ash Cabinets, Built in Microwave, Pantry, Elegant Tub, Central Air. Exceptional pricing and Unbeatable Value in a great location.

