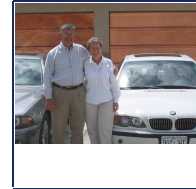


Client Photo



MLS # **628131**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$239,000**
 Address **15472 6050 Road**
 City **Montrose**
 Status **Active**
 Addl Living Quarters **No**
 Dining Room **Yes**
 Family Room **Yes**
 Horse Setup **Yes**
 Irrigation Water **Yes**
 Water Front **No**
 Great Room **NO**



Prepared Courtesy of: Montrose-RealEstate.com

General Info

Year Built	1979	Main SF	970	Water Supplier	chipeta
Bedrooms	3	Upper SF	576	Sewer Supplier	septic
Baths	2.00	Lower SF		Gas Supplier	N/A
# of Phone Lines		Bsmt SF		Electric Supplier	DMEA
Internet Service		Finished Bsmt SF		Homeowners Assoc	none
Garage Capacity	2	Apx. Total SF	1546	HOA/Metro Fees	none
Garage Type	Detached Garage	Master Bedroom Dimensions	13.5" x 11.5"	HOA/Metro Fees Frequency	Not Applicable
Subdv #		Living Room Dimensions	15.5" x 29'	Energy Rating	
Subdv Name	Unknown	Bedroom #2 Dimensions	13.5" x 10.5"	Lot Dimension	irregular
County	Montrose	Dining Room Dimensions		Lot Dim. Source	
Elem. School	Oak Grove Elementary	Bedroom #3 Dimensions	10' x 13.5"	Apx.Total Acres	1.19
Middle School	Columbine Middle	Family Room Dimensions		Apx. Irrig. Acres	1.19
High School	Montrose High	Bedroom #4 Dimensions		Irrigation District	UVWUA
Fronts		Kitchen Dimensions	10' x 13.5"	Irrigation Description	tail water and well
		Office/Den Dimensions	10.5" x 8'		
		Laundry/Util Dimensions	3' x 8'		

Financial

Special Assessment Y/N	No	Tax Parcel #	001100	Possession	negotiable
		EM Deposit \$	5,000.00	Title Company	HTC
Tax Year	2009	EM Holder	HTC		

Features

TYPE/STYLE	Farm House	HEATING SOURCE	Electric	EXTERIOR INCL	Shed/Storage,
STORIES	Two Story	HEATING SYS	Ceiling Radiant		Landscaped, Horses
CONSTRUCTION/SIDING	Wood	COOLING	None		Allowed, Irrigation
FOUNDATION	Wood, Stemwall	DOM WATER	Tap Installed Paid		Water, Fence, Deck,
ROOF	Composition	DOM SEWER	Septic		Corral, Barn
FLOORING	Partial Carpet, Vinyl	APPLIANCES INCLUDED	Range/Oven	LOT SZ/ACRE	.5 - .99
FENCE				ST DESC./ACCESS	County
				Sold Price	
				Price/SqFt	154.59
				Picture	13

Remarks

Excellent home on Spring Creek Mesa, no subdivison CC&R's great views, barn, fenced, end of the road privacy.Exceptionally well maintained, clean neat,ready to move in. Irrigation water is from tail water and well

