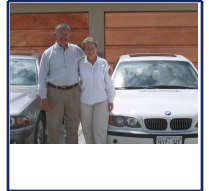


## Client Photo



MLS # **635980**  
 Class **RESIDENTIAL**  
 Type **Stick Built**  
 Asking Price **\$325,000**  
 Address **2501 Sunnyside Road**  
 City **Montrose**  
 Status **Active**  
 Addl Living Quarters **No**  
 Dining Room **No**  
 Family Room **No**  
 Horse Setup **No**  
 Irrigation Water **Yes**  
 Water Front **No**  
 Great Room **Yes**



Presented By: [Montrose-RealEstate.com](http://Montrose-RealEstate.com)  
 Prepared Courtesy of: **Montrose-RealEstate.com**

### General Info

Year Built	<b>1993</b>	Main SF	<b>880</b>	Water Supplier	<b>City of Montrose</b>
Bedrooms	<b>3</b>	Upper SF	<b>480</b>	Sewer Supplier	<b>City of Montrose</b>
Baths	<b>2.00</b>	Lower SF		Gas Supplier	<b>Source Gas</b>
# of Phone Lines		Bsmt SF		Electric Supplier	<b>DMEA</b>
Internet Service		Finished Bsmt SF		Homeowners Assoc	<b>Yes</b>
Garage Capacity	<b>2</b>	Apx. Total SF	<b>1360</b>	HOA Dues	<b>unknown</b>
Garage Type	<b>Attached Garage</b>	Master Bedroom Dimensions	<b>23.5 x 14.6</b>	HOA Dues Frequency	<b>Unknown</b>
Subdv #		Living Room Dimensions		Energy Rating	
Subdv Name	<b>Unknown</b>	Bedroom #2 Dimensions	<b>13 x 11</b>	Lot Dimension	<b>irregular</b>
County	<b>Montrose</b>	Dining Room Dimensions		Lot Dim. Source	
Elem. School	<b>Open Enrollment</b>	Bedroom #3 Dimensions	<b>10 x 8</b>	Apx.Total Acres	<b>0.30</b>
Middle School	<b>Open Enrollement</b>	Family Room Dimensions	<b>23 x 16.7</b>	Apx. Irrig. Acres	<b>0.30</b>
High School	<b>Montrose High</b>	Bedroom #4 Dimensions		Irrigation District	<b>UVWUA</b>
Fronts		Kitchen Dimensions	<b>13.6 x 13</b>	Irrigation Description	<b>HOA</b>
		Office/Den Dimensions			
		Laundry/Util Dimensions			

### Financial

Special Assessment Y/N	<b>No</b>	Tax Parcel #	<b>3767-264-06-007</b>	Possession	
Tax Year	<b>2009</b>	EM Deposit \$	<b>5,000</b>	Title Company	<b>Heritage</b>
		EM Holder	<b>Heritage</b>		

### Features

### Remarks

**THIS IS A DUPLEX, SELLING BOTH SIDES FOR \$325K. Rent one side live in the other. With rent at \$850 per side a 6% cap could be available, Great investment property. Great location, backs up to Golf Course, fish and ducks in canal, what else do you want???**

This information is deemed reliable, but not guaranteed.



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