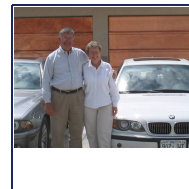


Client Photo



MLS # **648731**
 Class **RESIDENTIAL**
 Type **Manufactured**
 Asking Price **\$49,000**
 Address **901 6530 Road**
 City **Montrose**
 Status **Active**
 Addl Living Quarters **No**
 Dining Room **No**
 Family Room **Yes**
 Horse Setup **No**
 Irrigation Water **Yes**
 Water Front **No**
 Great Room **Yes**



Prepared Courtesy of: Montrose-RealEstate.com

General Info

Year Built	2003	Main SF	1080	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	2	Bsmt SF		Electric Supplier	DMEA
Internet Service	yes	Finished Bsmt SF		Homeowners Assoc	yes
Garage Capacity	0	Apx. Total SF	1080	HOA/Metro Fees	325.00
Garage Type	None	Master Bedroom Dimensions	11.5x13	HOA/Metro Fees Frequency	Monthly
Subdv #		Living Room Dimensions	13x17.9	Energy Rating	
Subdv Name	Cimarron Creek	Bedroom #2 Dimensions	9.5x12.7	Lot Dimension	irregular
County	Montrose	Dining Room Dimensions		Lot Dim. Source	
Elem. School	Open Enrollment	Bedroom #3 Dimensions	10.7x10.4	Apx.Total Acres	0.00
Middle School	Open Enrollement	Family Room Dimensions		Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrigation District	UVWUA
Fronts		Kitchen Dimensions	12.6x11.4	Irrigation Description	HOA
		Office/Den Dimensions			
		Laundry/Util Dimensions	7x7.8		

Financial

Special Assessment Y/N	No	Tax Parcel #	1111-111-07-567	Possession	negotiable
Tax Year	2010	EM Deposit \$	5,000.00	Title Company	Fidelity
		EM Holder	Fidelity		

Features

TYPE/STYLE	Double Wide	HEATING SOURCE	Natural Gas	EXTERIOR INCL	Shed/Storage,
STORIES	One Story	HEATING SYS	Forced Air		Landscaped, Irrigation
CONSTRUCTION	Wood Frame, Vinyl, HUD	COOLING	Evaporative Cooler		Water, Deck, Lawn
/SIDING	(HUD Sticker)	DOM WATER	City Water		Sprinklers
FOUNDATION	HUD Approved, Tied Down	DOM SEWER	Sewer	LOT SZ/ACRE	Less than 1/2
ROOF	Composition	DINING	Eat-in Kitchen	HOA INCL	Irrigation, Sewer, Trash,
FLOORING	Partial Carpet, Vinyl	APPLIANCES	Range/Oven, Refrigerator,	ST DESC./ACCESS	Water, Snow Removal
MASTER BR	Main Level	INCLUDED	r, Dishwasher	COMMON	City/Town
				FACILITIES	Club House, Park

Remarks

Great home in a really neat neighborhood, nice big covered patio and parking area 42x9. HOA water and sprinler system, storage shed. Truly affordable living. Cimarron Creek does require an application prior to moving in.

