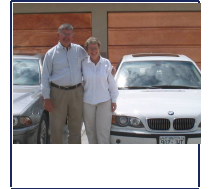


Client Photo



MLS # **654758**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$305,000**
 Address **3705 Buffalo**
 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**



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

General Info

Year Built	2003	Main SF	2000	Water Supplier	City
Bedrooms	2	Upper SF		Sewer Supplier	City
Baths	2.00	Lower SF		Gas Supplier	Source Gas
# of Phone Lines		Bsmt SF		Electric Supplier	DMEA
Internet Service		Finished Bsmt SF		Homeowners Assoc	Yes
Garage Capacity	2	Apx. Total SF	2000	HOA/Metro Fees	192.50
Garage Type	Attached Garage	Master Bedroom Dimensions		HOA/Metro Fees Frequency	Annually
Subdv #		Living Room Dimensions		Energy Rating	
Subdv Name	Cobble Creek	Bedroom #2 Dimensions		Lot Dimension	11087
County	Montrose	Dining Room Dimensions		Lot Dim. Source	assessor
Elem. School	Cottonwood Elementary	Bedroom #3 Dimensions		Apx.Total Acres	0.25
Middle School	Columbine Middle	Family Room Dimensions		Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrigation District	N/A
Fronts		Kitchen Dimensions		Irrigation Description	N/A
		Office/Den Dimensions			
		Laundry/Util Dimensions			

Financial

Special Assessment Y/N	No	Tax Parcel #	3993-053-08-020	Possession	At Closing
Tax Year	2011	EM Deposit \$	3000	Title Company	Fidelity National

Features

TYPE/STYLE	Ranch	HEATING	Natural Gas	INTERIOR	Fireplace Gas, Carpets, Window
STORIES	One Story	SOURCE		INCL	Coverings, Ceiling Fan(s),
CONSTRUCTION/SIDING	Stucco	HEATING SYS	Forced Air		Skylight(s), Jetted Tub, Pantry,
FOUNDATION	Crawl Space	COOLING	Forced Air		Walk In Closet
ROOF	Composition	DOM WATER	City Water	EXTERIOR	Landscaped, Patio, Lawn Sprinklers
FLOORING	Partial Carpet, Tile	DOM SEWER	Sewer	INCL	
FIREPLACES	Gas Logs	DINING	Island, Eat-in Kitchen, Formal	LOT SZ	Less than 1/2
MASTER BR	Main Level		Separate	/ACRE	
		APPLIANCES	Range/Oven, Range Top,		
		INCLUDED	Refrigerator, Dishwasher,		

Remarks

Do you want incredible MOUNTAIN VIEWS from your kitchen, living room, and back porch? This is one of the few homes in Cobble to have the view out the back so open to the mountain ranges. It boasts of high ceilings throughout, 2 large bedrooms, a formal dining room, office with double doors and a skylight, granite counters in the kitchen, tiled showers in both baths, gas fireplace, gorgeous wood floors in the entry and kitchen areas, and a separate laundry room.

