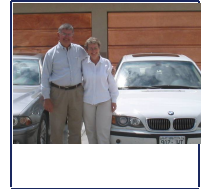


Client Photo



MLS # **659297**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$297,500**
 Address **450 Cobble Drive**
 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 **NO**



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

General Info

Year Built	2004	Main SF	2315	Water Supplier	City of Montrose
Bedrooms	3	Upper SF		Sewer Supplier	City of Montrose
Baths	2.50	Lower SF		Gas Supplier	Source
# of Phone Lines	3	Bsmt SF		Electric Supplier	DMEA
Internet Service	yes	Finished Bsmt SF		Homeowners Assoc	yes
Garage Capacity	2	Apx. Total SF	2315	HOA/Metro Fees	\$195.00
Garage Type	Attached Garage	Master Bedroom Dimensions	12.8 x 17.5	HOA/Metro Fees Frequency	Annually
Subdv #		Living Room Dimensions	15 x 19	Energy Rating	
Subdv Name	Cobble Creek	Bedroom #2 Dimensions	11.8 x 10.11	Lot Dimension	square
County	Montrose	Dining Room Dimensions	11 x 13.4	Lot Dim. Source	county
Elem. School	Cottonwood Elementary	Bedroom #3 Dimensions	13 x 16	Apx.Total Acres	0.22
Middle School	Columbine Middle	Family Room Dimensions		Apx. Irrig. Acres	0.00
High School	Montrose High	Bedroom #4 Dimensions		Irrigation District	none
Fronts		Kitchen Dimensions	13 x 15.7	Irrigation Description	none
		Office/Den Dimensions	13 x 13.5		
		Laundry/Util Dimensions	7 x 12.5		

Financial

Special Assessment Y/N	No	Tax Parcel #	R00164412	Possession	negotiable
Tax Year	2011	EM Deposit \$	5,000.00	Title Company	Heritage

Features

TYPE/STYLE	Ranch	HEATING SOURCE	Natural Gas	INTERIOR INCL	Window Coverings, Pantry, Security System, Walk In Closet
STORIES	One Story	HEATING SYS	Forced Air, Central Air	EXTERIOR INCL	Landscaped, Patio, Deck, Lawn Sprinklers, Garage Door Opener
CONSTRUCTION /SIDING	Brick, Wood Frame	COOLING	Central Electric, Refrigerated Air, Forced Air, Central Air	LOT SZ/ACRE	Less than 1/2
FOUNDATION	Stemwall, Crawl Space, Concrete, Piers	DOM WATER	Tap Installed Paid	HOA INCL	Other
ROOF	Composition	DOM SEWER	Sewer Installed	ST DESC.	City/Town
FLOORING	Partial Carpet, Hardwood, Tile	DINING	Kitchen/Dining, Country Kitchen	/ACCESS	
FIREPLACES	None	APPLIANCES	Range Top, Refrigerator,	ZONING	Residential Single Family

Remarks

Ok, hold on to your hat! 100 YEARS IS THE LIFE EXPECTANCY OF A BRICK HOME. Think about that when you choose your next home!!! This all BRICK SIDED home is on the 16th at Cobble Creek. It has oak and tile flooring, Corian Counter tops, RAISED DISHWASHER for easy use. Barrell entry, bay windows, cherry cabinets, wall oven, kitchen island with gas cook top, tile back splash, glass block shower, 14 x 8 wood and concrete patio, security system AND a 16 x 12.7 FLEX ROOM WITH A HALF BATH. Excellent landscaping, beautiful book shelves and entertainment center. Home was built by Chris Sjudene with true pride craftsmanship

