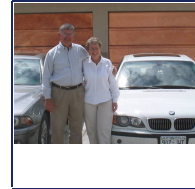


Client Photo



MLS # **664860**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Asking Price **\$162,000**
 Address **1716 American Way**
 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**

General Info

Year Built	2006	Main SF	1725	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	2	Apx. Total SF	1725	HOA/Metro Fees	unknown
Garage Type	Attached Garage	Master Bedroom Dimensions	15x14	HOA/Metro Fees Frequency	Annually
Subdv #		Living Room Dimensions	13x17	Energy Rating	
Subdv Name	American Village	Bedroom #2 Dimensions	12x12	Lot Dimension	Square
County	Montrose	Dining Room Dimensions	12x9	Lot Dim. Source	County
Elem. School	Northside Elementary	Bedroom #3 Dimensions	12x12	Apx.Total Acres	0.20
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	12x12	Irrigation Description	none
		Office/Den Dimensions	9x8.3		
		Laundry/Util Dimensions	9x6		

Financial

Special Assessment Y/N	Yes	Tax Parcel #	R0018917	Possession	Negotiable
Tax Year	2012	EM Deposit \$	2500.00	Title Company	Land title

Features

TYPE/STYLE	Ranch	HEATING	Natural Gas	EXTERIOR INCL	Fence, Patio, Lawn Sprinklers, Garage Door Opener
STORIES	One Story	SOURCE			
CONSTRUCTION /SIDING	Stucco, Wood Frame	HEATING SYS	Forced Air	LOT SZ/ACRE	Less than 1/2
FOUNDATION	Concrete	COOLING	Central Air	ST DESC./ACCESS	City/Town
ROOF	Composition	DOM WATER	Tap Installed Paid, City Water, Installed, Public	ZONING	Residential Single Family
FLOORING	Partial Carpet, Tile, Vinyl	DOM SEWER	Sewer, Sewer Installed	Sold Price	
MASTER BR	Main Level	DINING	Eat-in Kitchen, Separate Dining	Price/SqFt	93.91
		APPLIANCES INCLUDED	Range Top, Dishwasher,	Picture	10

Remarks

This is Short Sale!! Great listed price, well below comparable property, BUT this must be approved by lender. Very nice clean well designed home, great location.

