Customer w/Gallery



H**223988**A

1373 SINGLETREE ROAD, Hartsel CO 80449

L \$215,000



(6)

Area: Modular 6 - Park County **Construction Type:** Subdiv: Western Union RANCH/RORA Tot Acres: Yr Built: Year Rem/Adj: 2005 n Taxes Ann: 1068 Tax Yr: 2010 Bdrms: Baths: 3 2 1/2 Baths: 3/4 Baths: 0 0 Flood Plain: Watershed: Nο No Schedule #: 42884

| Lot #: | 1272 F 11 | Lot Dim: | 0 | Zoning: | RR |
|--------------|-----------|--------------|------|-----------------|--------|
| Upper SQ FT: | 0 | Main SQ FT: | 1906 | Basemnt SQ FT: | 0 |
| Lower SQ FT: | 0 | Total SQ FT: | 1906 | Land Area (SF): | 108900 |

| Covenants: Yes | | Sprinkler: | HOA Fee: | | |
|-----------------|-----|---------------|----------|-----------------|-----|
| Windows: | | RV Park: | | Avg Util. Elec: | \$ |
| Avt Util. Heat: | \$ | IDX: | Yes | Gate Key: | No |
| Internet Addr.: | Yes | Brochure Box: | Yes | Sign: | Yes |
| Prop Assoc: | Yes | Fin Int: | No | _ | |

| Com Split Cd: | | 3.2 EA: No | | Lockbox: | | Yes | | | | | |
|---------------|-----|-------------------|--------|----------|------|------|-----|-----|----|----|----|
| Level: | #BR | # FB | # 1/2B | # 3/4B | # FR | # LR | KIT | FDR | LD | FP | OF |
| U: | | | | | | | | | | | |
| M: | 3 | 2 | | | | 1 | 1 | 1 | 1 | 1 | |

M: 3 B:

Style:
Interior Features:

1 Story , Ranch
Built-Ins , Counters-Laminate , Eat In Kitchen ,
Kitchen Island , Pantry , Smoke Detector(s) , Walkin Closet(s) , Washer/Dryer Connection , Whirlpool ,

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Treed , Valley View

Window Treatment-Some

Exterior Features: Driveway-Gravel , Landscaped Porch/Patio/Deck: Other-See REmarks

Appliances: Dishwasher , Dryer , Range-Gas , Refrigerator , Fireplace/Wood Stove: Gas Fireplace

Wishwasher Disker Finish Hardy Plank

Exterior Finish: Hardy Plank Utilities: Present-Electric , Present-Phone , Present-Propane , Sewer-Septic , Well-INHS

Special Features: CR Access , Easy Accesible , Modulars Allowed , Flooring: Well Established , Year Round Access

Other Rooms: Master Bath , Master Bedroom , Workshop Basement/Foundation: Concrete Wall , Crawl Space

Garage:3+ Car DetachedSource of Measurment:Public RecordsRoof:Composition ShingleTerms:Cash , New Loan

Property Inclusions: Refrigerator; Gas Range; Washer; Dryer; Freezer; Kitchen Appliances; Furniture; Artwork; Bedding; Kitchenware **Property Exclusions:** Sellers' Personal Property; Sterling Silver; Fine China; Fishing Ger; Hand Tools, Porcelain Figurines **Perm. Bk Rem:**

Legal: T13 R77 S25 NW4, Western Union Ranch, Filing 11, Lot 1272, R606599 TR04

Directions: From Buena Vista: Hwy 285/24 east to top of Trout Creek Pass; Right on Windmill (CR 318); Right on Singletree; Look for metal shop & signs on right

Remarks: Nicely upgraded home & metal shop on 2.5 acres. Includes high end furnishings, artwork, kitchenware, appliances, etc. Tall pines; Privacy; Close to National Forest, 11 Mile, Spinney & Antero Reservoirs. Horse Property. This home has been a vacation home

since built & looks like new.

Salida, CO 81201



Prepared by: Jon Adams

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Off. Ph#: (719) 539-6682

PO Box 749

Agt. Ph#: (719) 207-3666

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Carpet, Vinyl

- - - - Information herein deemed reliable but not guaranteed

Cell Ph#: (719) 207-3666

Photo Gallery MLS# 223988A













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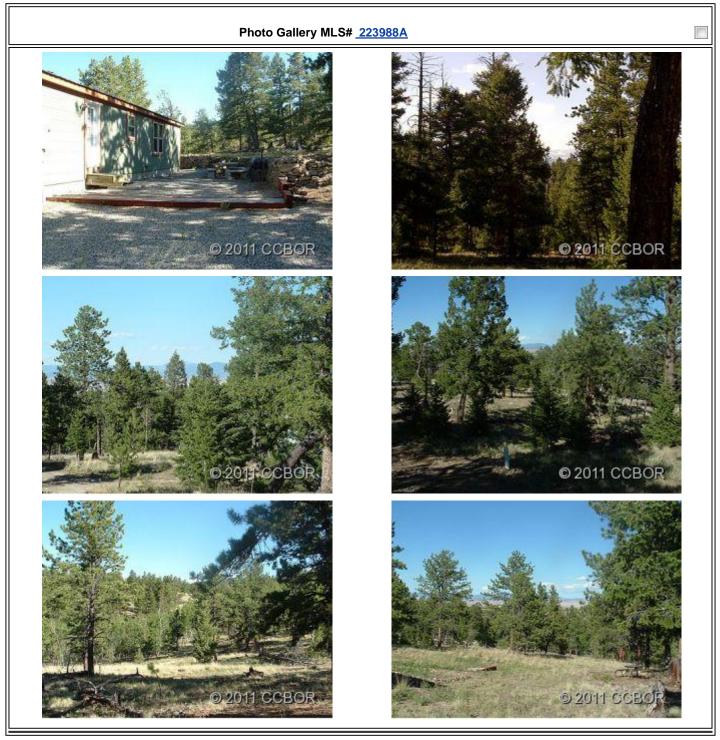




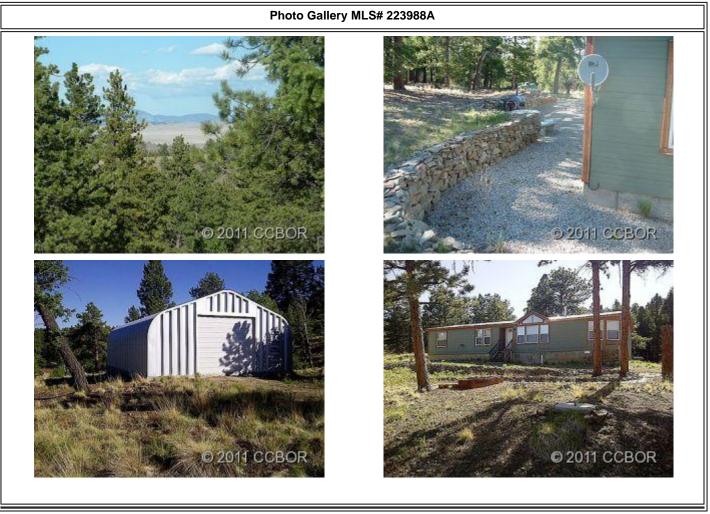




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