

Customer w/Gallery



H223988A



(6)

1373 SINGLETREE ROAD, Hartsel CO 80449

L \$215,000



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Area:	6 - Park County	Construction Type:	Modular
Subdiv:	Western Union RANCH/RORA	Tot Acres:	2.5
Yr Built:	2005	Year Rem/Adj:	0
Taxes Ann:	1068	Tax Yr:	2010
Bdrms:	3	Baths:	2
1/2 Baths:	0	3/4 Baths:	0
Flood Plain:	No	Watershed:	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	
B:											
L:											

Style: 1 Story , Ranch	Heating/Cooling: Fireplace , Forced Air , Propane
Interior Features: Built-Ins , Counters-Laminate , Eat In Kitchen , Kitchen Island , Pantry , Smoke Detector(s) , Walk-in Closet(s) , Washer/Dryer Connection , Whirlpool , Window Treatment-Some	Lot Description: Aspens , Meadow , Mostly Wooded , Mtn. Views , Sloping , Tall Timber , Treed , Valley View
Exterior Features: Driveway-Gravel , Landscaped	Porch/Patio/Deck: Other-See REMarks
Appliances: Dishwasher , Dryer , Range-Gas , Refrigerator , Washer	Fireplace/Wood Stove: Gas Fireplace
Exterior Finish: Hardy Plank	Utilities: Present-Electric , Present-Phone , Present-Propane , Sewer-Septic , Well-INHS
Special Features: CR Access , Easy Accesible , Modulars Allowed , Well Established , Year Round Access	Flooring: Carpet , Vinyl
Other Rooms: Master Bath , Master Bedroom , Workshop	Basement/Foundation: Concrete Wall , Crawl Space
Garage: 3+ Car Detached	Source of Measurment: Public Records
Roof: Composition Shingle	Terms: 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.

Prepared by: Jon Adams

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