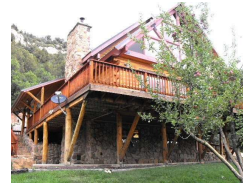




MLS #	737628	Apx.Total Acres	24.500
Status	Active	Apx. Irrig. Acres	
Class	RESIDENTIAL	Lot Dimension	Irregular
Type	Stick Built	Year Built	1979
Address	18675 Highway 145	Year Remodeled	1994
City	Dolores	Apx.Total SF	2,996
Zip	81323	List Price/SqFt	\$165.22
Asking Price	\$495,000	Bedrooms	4
Sold Price		Total Bathrooms	3.00
Non Branded Virtual Tour		Garage Capacity	2
		Garage Type	Detached Garage

Additional Photos



General

Subdv Name	None	REO/Lender Owned	No	Addendum	This could easily be purchased by a group for family or business retreats, a year round residence or set up to be a Bed and Breakfast operation. There are cliffs on the north end of the property that would make a great rock climbing area. Hunting and hiking are at your back door. This area has become famous for it's biking. Telluride is within 1-2 hours if you like to ski, Durango is roughly 2 hours away for even more activities. There is so much potential and options with this property, that it's well worth coming to take a look at it!
County	Montezuma	Elevation	7032		
Elem. School	Dolores K-5	Full Baths	0		
Middle School	Dolores 6-8	FOUNDATION/ BASEMENT	Basement-walk out, Insulated		
High School	Dolores 9-12	ROOF	Metal		
RV Parking	No	HEATING SYSTEM	Electric Baseboard, Forced Air , Wood Stove Propane, Wood		
Addit Living Quarters	No	HEATING FUEL /SOURCE	Fireplace Blowers, Glass Doors, Den/Family Room Mountains, Valley		
Fronts		FIREPLACE /LOCATION/ TYPE	Views Electric, Propane-Tank Leased , Internet		
HOA/Metro Fees		UTILITIES			
HOA/Metro Fees Freq.					
Water Supplier	Well				
Electric Supplier	Empire Electric Association, Inc				
Gas Supplier	None				

Financial

Special Assemnt Y/N	No	Owner Name	Miller Dorothy R	Possession	
Tax Year	2015			EM Deposit \$	5000
Total Taxes \$	1176			TERMS	Cash, FHA, VA

Features

DIRECTIO NS	~2-2.5 miles north of Dolores on left hand side of road, directly across from Dolores River Campground.	HEATING FUEL /SOURCE	Propane, Wood	INTERIOR INCLUSIONS	Window Coverings, Ceiling Fan(s), W /D Hookup, Vaulted Ceiling, T&G Ceilings, Walk In Closet
		HEATING SYSTEM	Electric Baseboard, Forced Air, Wood Stove Forced Air, Central A/C Domestic Well	EXTERIOR INCLUSIONS	Satellite Dish, Shed/Storage, Patio, Deck, Covered Porch
		COOLING		LOT SIZE	20-35
		DOMESTIC WATER SOURCE		/ACREAGE	
		DOMESTIC SEWER SOURCE	Engineered Septic	PROPERTY DESCRIPTION	Pasture, Wooded Lot
		DINING	Kitchen/Dining	ZONING	Agriculture, Residential Single Family
		APPLIANCE	Range Top, Refrigerator, Dishwasher, Disposal, Microwave, Exhaust Fan, Oven -Wall	VIEWS	Mountains, Valley
		INCLUSIONS		STREET	State Highway, Gravel
				DESCRIPTION /ACCESS	
				DISCLOSURES	Lead Base Paint, No Property

Remarks

Exactly what you'd picture for a Colorado log cabin in the mountains! Large 4BR/3BA log cabin on 24.5 acres has a Master Bedroom secluded at the upper level, with a seating area/office looking over the main floor and out to the views. The main floor includes 2BR/1BA, a utility room, kitchen and dining area/living room with a large wood burning fireplace. The massive wall of windows overlooks the pasture and out to the mountains on the other side of the Dolores River (no river view); providing an awesome view from the kitchen, dining area and living room on the main floor. This floor also includes a wrap around deck overlooking the valley. Head down to the walk out basement and you'll find ample finished square footage which includes a bedroom, bathroom, large room with a sink (could be anything - craft/work room, extra bedroom space, etc.) plus a den area which includes another sink; it could easily be set up as a mother-in-law suite, all it needs is a frig and a microwave/small stove. This room overlooks a covered patio which can double as a carport. The acreage in front of the house is fenced and cross-fenced for stock animals and is also divided by the driveway up to the house. On the west side of the property is more pasture plus a barn with 3 stalls and storage space. Directly north of that is a large garage/workshop or RV/big toy storage building. Perfect for anyone, this property is close to all sorts of recreational activities within a few minutes to 2 hours. The property has been well-maintained & is move-in ready!



Prepared Courtesy of:
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This information is deemed reliable, but not guaranteed.