



MLS # **732900**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **15050 Road 36.1**
 City **Mancos**
 Zip **81328**
 Asking Price **\$350,000**
 Sold Price
 Non Branded Virtual Tour

Apx.Total Acres **36.11**
 Lot Dimension
 Year Built **2013**
 Year Remodeled
 Apx.Total SF **1,800**
 List Price/SqFt **\$194.44**
 Bedrooms **1**
 Total Bathrooms **1.00**
 Garage Capacity **4**
 Garage Type **Attached Garage**

Additional Photos



General

Subdv Name	None	REQ/Lender Owned	No	Addendum	No CCRs, No HOA! Year round access with a well graveled round about drive for the 2 RV hookups. One RV hookup is 50amp and the other is 30amp. Septic has a 1000 gallon cistern. With the tall trees and the grassy areas, this would be so easy to turn into a horse property. Close proximity to National Forest and BLM lands; great for hiking, biking, hunting, fishing etc. This is the perfect place to come and play or just relax!
County	Montezuma	Elevation	7400		
Elem. School	Mancos K-5	Full Baths	1		
Middle School	Mancos 6-8	FOUNDATION/ BASEMENT	Slab		
High School	Mancos 9-12	ROOF	Metal		
RV Parking	Yes	HEATING SYSTEM	Wood Stove, Pellet Stove		
Addit Living Quarters	No	HEATING FUEL/SOURCE	Electric, Wood, Pellet		
Fronts		FIREPLACE/LOCATION/ TYPE	Free Standing, Living Room, Woodstove, Pellet		
		UTILITIES	Electric, Internet, Phone - Cell Reception		
HOA/Metro Fees					
HOA/Metro Fees Freq.					
Water Supplier	Montezuma Water Company				
Electric Supplier	Empire Electric Association, Inc				
Gas Supplier	None				

Financial

Special Assemnt Y/N	No	Owner Name	Yost	Possession	delivery of deed
Tax Year	2017			EM Deposit \$	3500
Total Taxes \$	1350			TERMS	Cash, Conventional

Features

DIRECTIO NS	From Hwy 184, turn north on Road 36.1 by Summit Lake, go to second sign on the right. 1st sign indicates where property begins	HEATING FUEL /SOURCE	Electric, Wood, Pellet	INTERIOR INCLUSIONS	Wood Stove, Pellet Stove, Wired /Cable TV, Cathedral Ceiling, W /D Hookup, Pantry
		HEATING SYSTEM	Wood Stove, Pellet Stove	EXTERIOR INCLUSIONS	Satellite Dish, Shed/Storage, Covered Porch
		DOMESTIC WATER SOURCE	Central Water	LOT SIZE/ACREAGE	35+
		DOMESTIC SEWER SOURCE	Engineered Septic	PROPERTY	Wooded Lot, Boundaries Marked
		DINING	Kitchen/Dining	DESCRIPTION	Other
		APPLIANCE	Range/Oven, Refrigerator, Washer, Disposal, Microwave, Exhaust Fan	ZONING	Private, Gravel
		INCLUSIONS		STREET DESCRIPTION /ACCESS	Property Disclosure
				DISCLOSURES	

Remarks

This is an amazing opportunity to live secluded and surrounded by tall pines! Situated on 36+ac, this property has year-round access for easy Colorado living. The large metal building is fully insulated and WITH dual pane windows and strong metal roof. The well thought out floor plan is divided between an expansive living space and a large garage. Walk in the entry way and it's a totally open concept; great for entertaining. The main level has the living room, kitchen w/lovely hickory cabinets, bathroom and a large walk in closet. Up in the loft is a bedroom which is adjoined to a "bonus" room, currently a small child's room. Exit out to the garage and you have room for several vehicles depending upon size. Block and tackle hoist can handle taking a motor out of a vehicle or hanging up an elk, there's a drain below to help with clean up. Large mezzanine area has great storage above and the laundry area below. Wood burning stove will heat the entire garage. Current scheduled projects include a kitchen/breakfast bar, new tile flooring and a window, flooring and a closet in the upstairs loft. Exterior spigots are designed so they can all be drained & shut off during the winter. Drive out your driveway and its 1/2 mile to Summit Lake for fishing and relaxing. It's an easy drive to Durango or Telluride if you want the hustle and bustle of a tourist town or skiing. This listing is well worth taking a look at! Keep it the way it is or add other outbuildings like a barn, corral, hobby shop etc. You'll have room for it all on this 36 acres.



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