



MLS # **656620**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **37140 Road P.4**
 City **Mancos**
 Zip **81328**
 Asking Price **\$495,000**
 Sale/Rent **For Sale**
 Virtual Tour

Apx.Total Acres **6.82**
 Irrigation Water **No**
 Lot Dimension **6.82**
 Year Built **2001**
 Year Remodeled
 Apx. Total SF **2658**
 Price/SqFt **186.23**
 Bedrooms **3**
 Baths **2.50**
 Garage Capacity **2**

Additional Photos



General

| | | | |
|--------------------------|----------------------------|------------------------|------------------|
| Subdv Name | Turkey Creek | Apx. Irrig. Acres | 0.00 |
| County | Montezuma | Irrigation District | n/a |
| Elem. School | Mancos Elementary | Irrigation Description | n/a |
| Middle School | Mancos Middle | Great Room | NO |
| High School | Mancos High | Family Room | Yes |
| RV Parking | Yes | Dining Room | Yes |
| Addl Living Quarters | No | Upper SF | |
| Horse Setup | No | Main SF | 1720 |
| Fronts | Awesome Views | Lower SF | |
| Water Front | No | Bsmt SF | |
| Homeowners Assoc | n/a | Finished Bsmt SF | 938 |
| HOA/Metro Fees | n/a | Listing Date | 4/15/2011 |
| HOA/Metro Fees Frequency | Not Applicable | REO/Lender Owned | No |
| Water Supplier | Montezuma Water Co. | Price Date | 4/15/2011 |
| Electric Supplier | Empire | Original Price | \$495,000 |
| Gas Supplier | Propane | Elevation | |
| | | Internet Service | |

Addendum **This spacious & comfortable homes was well planned with quality construction, storage, access and views. There isn't irrigation that goes with the property but neighbor does supply some irrigation water. If you want a home that is move in ready, this is it!**
 m **No**

Financial

| | | | | | |
|------------------------|-------------|----------------|---------------------|---------------|--------------------------------|
| Special Assessment Y/N | No | Tax Parcel # | 536135301006 | Possession | Closing plus 1 week |
| Tax Year | 2009 | Total Taxes \$ | 1563.93 | EM Deposit \$ | 10000 |
| | | | | TERMS | Cash, FHA, Owner Carry, |

Features

| | | | | | |
|----------------|-----------|---------------------|--|------------------|--|
| Days On Market | No | HEATING SOURCE | Propane, Propane Tank Leased | EXTERIOR INCL | Workshop, Shed/Storage, Landscaped, Horses Allowed, Patio, Deck, RV Hook Up/Pad |
| Cumulative DOM | 6 | HEATING SYS | Forced Air | LOT SZ/ACRE | 5-9.99 |
| | | DOM WATER | Tap Installed Paid | ZONING | Residential Single Family |
| | | DOM SEWER | Septic | VIEWS | Mountains, Valley |
| | | DINING | Kitchen/Dining | ST DESC. /ACCESS | State, County, Private, Paved, Gravel, Shared Drive, Cul-de-Sac |
| | | APPLIANCES INCLUDED | Range/Oven, Range Top, Refrigerator, Dishwasher | ADA COMPLIANT | No |

Remarks

Beautiful home in NW Montezuma County! Tremendous views of mountains & valley! Custom 3BR/2.5BA home on 6.82ac by Summit Lake. Home is positioned to take in the great views with windows all around. Finished downstairs has full bedroom & bath plus game/family room with sink-would be easy to turn into mother-in-law quarters. Double car garage has extra storage plus easy walk out to large RV parking garage with 3 stalls, loft storage, workshop area and space for all the toys. If that isn't enough there is another storage building for a tractor or could be turned into stall for horses/cows - might be too nice for that though.



Prepared Courtesy of:

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