



MLS #	<b>724546</b>	Apx.Total Acres	<b>24.50</b>
Status	<b>Active</b>	Lot Dimension	<b>Irregular</b>
Class	<b>RESIDENTIAL</b>	Year Built	<b>1979</b>
Type	<b>Stick Built</b>	Year Remodeled	<b>1994</b>
Address	<b>18675 Highway 145</b>	Apx.Total SF	<b>2,996</b>
City	<b>Dolores</b>	List Price/SqFt	<b>\$171.90</b>
Zip	<b>81323</b>	Bedrooms	<b>4</b>
Asking Price	<b>\$515,000</b>	Total Baths	<b>3.00</b>
Sold Price		Garage Capacity	<b>2</b>
Non Branded Virtual Tour	<b>Non Branded Virtual Tour</b>	Garage Type	<b>Detached Garage</b>

**Additional Photos****General**

Subdv Name **None**  
 County **Montezuma**  
 Elem. School **Dolores K-5**  
 Middle School **Dolores 6-8**  
 High School **Dolores 9-12**  
 RV Parking **No**  
 Addit Living Quarters **No**

**Fronts**

HOA/Metro Fees  
 HOA/Metro Fees Freq.  
 Water Supplier **well**  
 Electric Supplier **Empire**  
 Gas Supplier **Propane**

Sewer Supplier **Septic**

Apx. Irrig. Acres  
 Irrigation/Water District  
 Irr. Water Desc/Amnt  
 Family Room  
 Dining Room  
 Finished Bsmt SF **1,102**  
 Listing Date **9/10/2016**  
 REO/Lender Owned **No**  
 Price Date **9/13/2016**  
 Original Price **\$515,000**  
 Elevation **7032**  
 Days On MLS

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!**

**Financial**

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

**Features**

Days On Market	<b>6</b>	HEATING FUEL	<b>Propane, Wood</b>	INTERIOR INCLUSIONS	<b>Window Coverings, Ceiling Fan(s), W /D Hookup, Vaulted Ceiling, T&amp;G Ceilings, Walk In Closet</b>
Cumulative DOM	<b>6</b>	HEATING SYSTEM	<b>Electric Baseboard, Forced Air, Wood Stove</b>	EXTERIOR INCLUSIONS	<b>Satellite Dish, Shed/Storage, Patio, Deck, Covered Porch</b>
DIRECTIONS	<b>~2-2.5 miles north of Dolores on left hand side of road, directly across from Dolores River Campground.</b>	COOLING	<b>Forced Air, Central A/C</b>	LOT SIZE /ACREAGE	<b>20-35</b>
		DOMESTIC WATER SOURCE	<b>Domestic Well</b>	PROPERTY DESCRIPTION	<b>Pasture, Wooded Lot</b>
		DOMESTIC SEWER SOURCE	<b>Engineered Septic</b>	ZONING	<b>Agriculture, Residential Single Family</b>
		DINING APPLIANCE	<b>Kitchen/Dining Range Top, Refrigerator, Dishwasher, Disposal, Microwave, Exhaust Fan, Oven -Wall</b>	VIEWS	<b>Mountains, Valley</b>
		INCLUSIONS		STREET DESCRIPTION /ACCESS	<b>State Highway, Gravel</b>
				DISCLOSURES	<b>Lead Base Paint, No Property</b>

**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.