



MLS # **662278**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **27487 Road H.6**
 City **Cortez**
 Zip **81321**
 Asking Price **\$299,000**
 Sold Price
 Virtual Tour

Apx.Total Acres **4.73**
 Irrigation Water **Yes**
 Lot Dimension **4.73**
 Year Built **2007**
 Year Remodeled
 Apx. Total SF **2777**
 Price/SqFt **107.67**
 Bedrooms **2**
 Baths **2.50**
 Garage Capacity **3**

Additional Photos



General

Subdv Name	Laverde Estates	Apx. Irrig. Acres	3.00	Addendum	Lovely touches throughout this home! Large living room with Lennox natural gas fireplace, 2 remote controlled ceiling fans w /dimmer lights, cathedral ceiling with recessed lights on dimmer. Flooring is Sychamore Ice laminate and carpet. Ktichen has hickory cabinets, Jen Air gas range, built in GE Profile oven, Whirlpool side by side stainless steel refrigerator, pantry & kitchen & 2 in laundry room. Large dining area next to kitchen. 2 Master Suites with private baths, one with jacuzzi tub. One Master Suite could be in-law quarters with it's own patio/deck
County	Montezuma	Irrigation District	LaVerde Water Association	m	
Elem. School	Cortez Elementary	Irrigation Description	2 shares		
Middle School	Cortez Middle	Great Room	NO		
High School	Montezuma Cortez High	Family Room	Yes		
RV Parking		Dining Room	No		
Addl Living Quarters	No	Upper SF			
Horse Setup	Yes	Main SF	2137		
Fronts	Mtn views	Lower SF			
Water Front	No	Bsmt SF	640		
Homeowners Assoc	Yes	Finished Bsmt SF			
HOA/Metro Fees	0	Listing Date	9/16/2011		
HOA/Metro Fees Frequency	Unknown	REO/Lender Owned	No		
Water Supplier	MWC	Price Date	1/30/2012		
Electric Supplier	Empire	Original Price	\$349,000		
Gas Supplier	Atmos	Elevation	6132		

Financial

Special Assessment Y/N	No	Tax Parcel #	R006834	Possession	TBD
Tax Year	2010	Total Taxes \$	1425	EM Deposit \$	4000
		Owner/Renters Name	Wayman	TERMS	Cash, FHA, Conventional, VA

Features

Days On Market	No	HEATING SOURCE	Natural Gas	Directions	From Cortez, South on CR 27, East on H.6 to sign on left
Cumulative DOM	136	HEATING SYS	Other		
	241	DOM WATER	Tap Installed Paid, Installed, Public Engineered Septic		
		DOM SEWER	Range Top, Refrigerator, Microwave		
		APPLIANCES INCLUDED			

Remarks

Beautiful Custom Built Home in Great Subdivision! Close enough to Cortez for easy acces to shopping, golfing, schools and work and yet enough acreage for that country feel! 360 degree views of Cortez Valley, Mesa Verde, Ute Mountain, the LaPlatas and San Juan Mountain Range. Wildlife is abundant & includes bald eagles, mule deer, ducks, geese, and hawks to name a few. Irrigated acres is an estimate as owner uses irrigation to water the whole property. Irrigation water has been used to create a lovely pond area! Seller is motivated and will consider all reasonable offers.



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