



MLS # **718697**
 Status **Active**
 Class **RESIDENTIAL**
 Type **Stick Built**
 Address **34400 Road R.1**
 City **Mancos**
 Zip **81328**
 Asking Price **\$850,000**

Year Built **2006**
 Apx.Total SF **4,688**
 Lot Dimension **7.08 acres**
 Apx.Total Acres **7.08**
 Bedrooms **3**
 Total Baths **3.00**
 Garage Capacity **5**
 Garage Type **Attached Garage**

Additional Photos



General

County **Montezuma**
 Elem. School **Mancos K-5**
 Middle School **Mancos 6-8**
 High School **Mancos 9-12**

Water Supplier **Montezuma Water Company**
 Sewer Supplier **Septic**
 Gas Supplier **Propane**
 Electric Supplier **Empire**
 Apx. Irrig. Acres
 Irrigation/Water District
 Irr. Water Desc/Amnt

Financial

Special Assmnt Y/N **No**
 Tax Year **2014**

Total Taxes \$ **2071.26**

Addendum **Property is in a small, quiet subdivision just off Highway 184. A Homeowner's Association has not been formed.**

Features

RESIDENCE STYLE **Raised Ranch**
 RESIDENCE STORIES **Two Story, Loft**
 CONSTRUCTION TYPE **Wood Frame**
 FOUNDATION /BASEMENT **Basement-walk out, Basement-finished**
 ROOF **Metal**
 FLOORING **Laminate**
 FIREPLACE **Stove Insert, Glass Doors, Living Room, Den/Family Room**
 FENCE **Barbed Wire**

HEATING FUEL /SOURCE **Propane**
 HEATING SYSTEM **Boiler, Floor Radiant, Fireplace Installed Paid**
 DOMESTIC WATER SOURCE
 DOMESTIC SEWER SOURCE **Engineered Septic**
 DINING **Breakfast Nook, Separate Dining**
 APPLIANCE INCLUSIONS **Range Top, Refrigerator, Dishwasher, Washer, Dryer, Microwave**

LOT SIZE/ACREAGE **5-9.99**
 PROPERTY DESCRIPTION **Boundaries Surveyed**
 ZONING **Residential Single Family**
 VIEWS **Mountains**
 STREET DESCRIPTION/ACCESS **County, Gravel**
 DISCLOSURES **Covenants**

Remarks

CUSTOM BUILT 4688SF, 3BR, 3BA Home with many amenities: pantry, mudroom, soft water osmosis water filter, 60 gal water heater, surround sound throughout, Anderson windows, hardy concrete plank exterior siding, upper, lower and rear trek decks with million dollar views from every angle. The loft contains the master bed & bath w/Jacuzzi tub, separate shower and walk-in closet with travertine tile countertop, walls & floor. Kitchen has toasted almond & buttercup cabinets, granite countertops & travertine backsplash with breakfast nook looking straight at the San Juan Mt. Range. Main level has 2BR, formal Dining Room & large great room with cathedral ceiling and amazing rock fireplace & views out every window! Lower level has Laundry/Maintenance Room, craft room and family room. Incl. 24'x24' attached garage & a 30'x50' 3-bay shop. This is a Must See! Words & pictures do not do it justice, Call today!



Prepared Courtesy of:

Barbara Smith

C: 970-394-4444

Southwest Realty Cortez - O: 970-564-9870

barbsmith@frontier.net



This information is deemed reliable, but not guaranteed.