



MLS # **711528**  
 Status **Active**  
 Class **RESIDENTIAL**  
 Type **Manufactured\Mobile**  
 Address **1351 Road 7.7**  
 City **Dove Creek**  
 Zip **81324**  
 Asking Price **\$199,900**

Year Built **2002**  
 Apx.Total SF **2,240**  
 Lot Dimension **441'x1265'**  
 Apx.Total Acres **12.74**  
 Bedrooms **4**  
 Total Baths **3.00**  
 Garage Capacity  
 Garage Type

**Additional Photos**



**General**

County **Dolores**  
 Elem. School **Seventh Street K-6**  
 Middle School **Dove Creek 7-12**  
 High School **Dove Creek 7-12**

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

**Financial**

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

Total Taxes \$ **758**

Addendum

**Features**

RESIDENCE STYLE **Double Wide**  
 RESIDENCE **One Story**  
 STORIES  
 FOUNDATION **Concrete, Permanent**  
 /BASEMENT  
 ROOF **Composition**  
 FLOORING **Carpet-Partial, Hardwood**  
 FENCE **Barbed Wire, Vinyl, Cross Fence, Other, Full Property**

HEATING FUEL/SOURCE **Propane**  
 HEATING SYSTEM **Forced Air**  
 COOLING **Evaporative Cooler**  
 DOMESTIC WATER SOURCE **Public**  
 DOMESTIC SEWER SOURCE **Septic System**  
 DINING **Kitchen/Dining**  
 APPLIANCE INCLUSIONS **Range/Oven, Refrigerator, Dishwasher**

LOT SIZE/ACREAGE **10 - 19.99**  
 PROPERTY DESCRIPTION **Cleared, Boundaries Surveyed**  
 ZONING **Residential Single Family**  
 VIEWS **Mountains**  
 STREET DESCRIPTION **County, Gravel, Shared Drive**  
 /ACCESS  
 DISCLOSURES **Covenants**

**Remarks**

HORSE PROPERTY! Enjoy 12.74 acres of horse ready property, fenced and cross-fenced with a large arena. Includes a 2002 28'x80' 4BR+, 2.5BA Mfg Home with tongue and groove aspen wood in living room and family room. Additional room off the living room could be office or 5th bedroom. A large sunroom with hot tub awaits you right off the master bedroom and leads onto the patio. Views are of Blue Mt to the west and La Sal Mt to the northwest. Large shop with electric and water. House is surrounded by white vinyl fence and sprinkler system keeps the lawn and flowers looking nice.



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.