

MLS #

Address:

Pag

## ALL FIELDS CUSTOMIZABLE 2



(1) MLS #	568327	(15) Addl Living Quarters	No
(13) Status	Active	(16) RV Parking	Yes
(5) Type	Stick Built	(17) Dining Room	Yes
(8) Address	2420 E Miami Rd	(18) Family Room	Yes
(9) Address 2		(19) Horse Setup	No
(10) City	Montrose	(20) Irrigation Water	Yes
(11) State	CO	(21) Water Front	No
(12) Zip	81401	(22) Real Estate Included	Yes
(6) Area	Montrose City	(23) Great Room	Yes
(4) Class	RESIDENTIAL		
(7) Asking Price	\$699,000		
(14) Sale/Rent	For Sale		

## GENERAL

(24) Take Photo		(32) Seller Licensed Y/N	No
(39) Listing Date	6/29/2006	(40) Expiration Date	10/1/2008
(42) Zoning	R-1	(43) Map Horizontal	
(44) Map Vertical		(45) Elevation	
(49) Subdv Name	Other	(50) County	Montrose
(51) Elem. School	Johnson Elementary	(52) Middle School	Centennial Middle
(53) High School	Montrose High	(54) Fronts	
(55) Lot Dimension	460'x150'	(56) Lot Dim. Source	
(59) Irrig. Dist	UVWUA	(60) Irrigation Description	HOA
(61) Legal/Lot Block	Lengthy-See Associated Documents	(63) Main SF	2138
(64) Upper SF	471	(65) Lower SF	
(66) Bsmt SF		(67) Finished Bsmt SF	
(68) Apx. Total SF	2609	(69) Year Built	1971
(70) Year Remodeled	2001	(71) Bedrooms	2
(72) Baths	2.50	(73) Bathrooms Descr	Marble
(74) # of Phone Lines		(75) Internet Service	
(76) Master Bedroom Dimensions	23'3"x13'10"	(77) Living Room Dimensions	22'x18'
(78) Bedroom #2 Dimensions	10'4"x10'6"	(79) Dining Room Dimensions	17'10"x14'5"
(80) Bedroom #3 Dimensions		(81) Family Room Dimensions	19'4"x13'4"
(82) Bedroom #4 Dimensions		(83) Kitchen Dimensions	17'7"x10'
(84) Office/Den Dimensions		(85) Laundry/Util Dimensions	5'5"x6'10"
(86) Garage Capacity	2	(87) Garage Type	Attached Garage
(90) Water Supplier	Montrose City	(91) Sewer Supplier	Montrose City
(92) Gas Supplier	Kinder Morgan	(93) Electric Supplier	DMEA
(94) Homeowners Assoc	Yes, water	(95) HOA Dues	App. \$50
(96) HOA Dues Frequency	Annually	(97) Energy Rating	
(99) Price/Sqft	267.92	(101) Sqft Source	
(113) Directions	South on Hillcrest, East on Miami to property	(114) Associated Document Count	0
(507) Price/Apx.Total	\$267.92		

## FEATURES

<b>TYPE/STYLE(A)</b>	<b>DOM WATER(J)</b>	<b>FIREPLACES(P)</b>	<b>ST DESC./ACCESS(U)</b>
Bi Level	Tap Installed Paid	Gas Logs	City/Town
<b>STORIES(B)</b>	<b>DOM SEWER(K)</b>	Glass Doors	<b>LOT SZ/ACRE(V)</b>
1.5 Story	Sewer Available	<b>INTERIOR INCL(Q)</b>	.5 - .99
<b>CONSTRUCTION/SIDING(C)</b>	<b>DISCLOSURE(L)</b>	Fireplace Gas	<b>VIEWS(W)</b>
Wood Frame	Deed Restrictions	Wired/Cable TV	Mountains
<b>FOUNDATION(D)</b>	Covenants	Cathedral Ceiling	<b>SHOWING INSTRUCTIONS(X)</b>
Crawl Space	Ditch Easements	Ceiling Fan(s)	By Appointment
<b>ROOF(E)</b>	<b>APPLIANCES INCLUDED(M)</b>	<b>EXTERIOR INCL(R)</b>	Boundaries Surveyed
Asphalt	Range/Oven	Shed/Storage	Plat Available
<b>FLOORING(F)</b>	Refrigerator	Landscaped	<b>ZONING(Y)</b>
Hardwood	Dishwasher	Irrigation Water	Planned Unit Development
Other	Microwave	Patio	<b>HOA INCL(Z)</b>
<b>HEATING SOURCE(G)</b>	Exhaust Fan	Deck	Irrigation
Natural Gas	<b>DINING(N)</b>	Lawn Sprinklers	<b>WATERFRONT(ZB)</b>
<b>HEATING SYS(H)</b>	Formal Separate	RV Hook Up/Pad	None
Boiler	<b>MASTER BR(O)</b>	Seasonal Ditch	<b>TERMS(ZC)</b>
Floor Radiant	Main Level	<b>FENCE(T)</b>	Cash
<b>COOLING(I)</b>		None	

**COOLING(I)**

Evaporative Cooler

NOTE

**FINANCIAL**

(116) Special Assessment Y/N	No	(118) Total Taxes \$	\$1472.48
(119) Tax Year	2005	(121) EM Deposit \$	\$25,000
(122) EM Holder	FAHTCO	(123) Possession	negotiable

**SOLD STATUS**

(129) How Sold	(130) Contract Date
(131) Closing Date	(132) Sold Price
(140) Concessions	

**REMARKS**

One of a kind gracious and elegant home overlooking the Black Canyon golf course. Unsurpassed southern views guaranteed by a view easement. home is of exceptional design accentuating a soft and peaceful lifestyle. The grounds consist of over 1.5 fully irrigated ac. and landscaped with mat beautiful trees and shrubs.

**ADDENDUM**

This property is one of the very few of its nature in Montrose so it will always hold an extremely good value for the buyer. Please note that this prop be subdivided. Approximatly one ac. to the North has been designated for a separate lot. Please contact Scott or Marilyn Scarborough for showing ; detail information. 970-209-2234, 209-3931

**ADDITIONAL PICTURES****DISCLAIMER**

Measurements are approximate information. Not guaranteed and subject to correction and change.