



PRICE REDUCED TO \$515,000

Information available 24 hours a day at
www.goldstarrealtyinc.com

POWERS PROPERTY

Address: 496 251 Road, Rifle
Price: ~~\$530,000~~ **\$515,000**
Earnest Money: \$5,000
Terms: Cash, Cash to New Loan
MLS#: 158944
Legal: Lengthy
Taxes: \$1818.80 / 2018



COLORADO MOUNTAIN HOME ON 4.8 ACRES LOCATED NEAR RIFLE GOLF COURSE & RIFLE GAP RESERVOIR! Don't miss your opportunity to own this one-owner, custom built home with 3 bedrooms (could be 4), 3 baths with spectacular views and irrigated pasture (0.06 cfs of water under Priority No. 80 Rifle Creek Canyon Ditch). Inside you'll enjoy the well-designed kitchen with ample counter space and breakfast bar (pantry is located in the adjacent utility room). The living room has hardwood floors, a wood stove, vaulted ceiling with tongue and groove aspen ceiling, and a wall of windows to capture the mountain vistas. Upstairs you'll find the master suite (full bath + walk-in closet) with dormer and storage plus a loft/office area. In the walk-out lower level, the tv/family room with bar is just right for entertaining or watching the game. Also, in the lower level is a full bath, a future room which could be another bedroom or office or hobby room plus storage under the stairs and closet. This home is heated with forced air propane (500 gallon tank is owned by sellers) plus the wood stove, and cooled with central air. It is well insulated and has low utility bills. Outside the pasture could be used for horses or cows or hayed, and the mature evergreens frame the yard. There is a 16x20 garage that could be used as a barn. Both decks have propane taps for BBQ. Call Red the Realtor **TODAY** to see your new home!

**Square footage per county records*

Bedrooms: 3 (could be 4)
Baths: 3 full
Year Built: 2001
Sq. Ft.: 1764 Loft & Main Level; 1120
Sq. Ft. Lower Level-Per Garfield Cty.
Lot Size.: 4.8 acres
Construction: Frame
Roof: Composition Shingles
Basement: Walkout
Garage: 1 Car/Barn
Assessments: ditch assessment \$10-
\$15/year for ditch cleaning

Heat: Forced air propane
Wood Stove: Yes
A/C: Central Air
Sellers Disclosure: Yes
Covenants: No
Fenced Yard: No
Tax Dist.: 021
Possession: DOD
Condition: Excellent
Zoning: Rural
Utilities: Xcel Energy
1-880-772-7858

Master bed: 11 x 18 - Loft
Bedroom 2: 11 x 11 – Main Level
Bedroom 3: 11 x 10 – Main Level
Dining Room: 11 x 11 – Main Level
Living Room: 15 x 15 – Main Level
Utility Room: 7 x 11 – Mail Level
Future Room: 15 x 12-Lower Walkout Level
Kitchen: 9 x 11 – Main Level
Family Room: 17 x 10 Lower Walkout Level
Extra Room: 13 x 12 -Lower Walkout Level
Water storage tank: 2,500 gal.

Inclusions: new stove/oven 2010, new dishwasher 2018, window coverings, washer, new dryer 2013, wood stove, ceiling fans, irrigation pipe, Direct TV dish (not receivers), propane tank, refrigerator & refrigerator in basement, tv in basement

Exclusions: mineral rights previously reserved, owners' personal property.

Listed by: Linda Upton aka Red the Realtor
625-1616 or 1-888-264-6128



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MEASUREMENTS

