



MLS#: 625193 **St: ACT** **1st Rgt:** RES-Single Family **LP: \$279,000**
18597 County 169 RD **LP/SqFt: \$101**
 Matheson, CO 80830 **County: Elbert**
Area: ELB **Subarea: Matheson**
Schedule#: 0833100060 **Top: 0** **Side: 0**
Zone: A **Zone Entity: ELB**
SD: 100J-Big Sandy **Grd: Simla**
Mid: Simla **Hi: Simla**
Directions/Cross Streets: **Acres: 80.0** **Lot SqFt: 3,484,800**
 HWY 24 E. APPROX. 3MILES PAST MATHESON TO COUNTY RD 169. S. APPROX. 2
 1/4 MILES TO PROPERTY ON W. SIDE OF RD.

YB: 1912 Tax/Yr:\$964/2008 SqFt Src: Appraisal

HOA: \$0(Not Applicable) Covenants: N

Earnest:\$5,000 Title Evid: Title Insurance Appr:Conventional

Legal:S2NE4 SEC 33-10-58

Liv: 15 X 11 M	Beds: 3	Tot SqFt: 2,776	Baths: 2	Rgh In:
Din: 0 X 0	Main Lvl Bed: Y	Fin SqFt: 2,420	U 5pc: 0	L 5pc: 0
Kit: 13 X 17 M	MBR: 19 X 12 M	Above Grd: 1,886	U Full: 1	L Full: 0
Fam: 15 X 11 M	2BR: 9 X 15 M	Upper: 0	U 3/4: 1	L 3/4: 0
Oth1:	3BR: 10 X 11 M	Main: 1,888	U 1/2: 0	L 1/2: 0
Oth2:	4BR: 0 X 0	Lower: 0	M 5pc: 0	B 5pc: 0
Oth3:	5BR: 0 X 0	% Lwr Fin: 0%	M Full: 0	B Full: 0
Pat:	Office:	Basement: 888	M 3/4: 0	B 3/4: 0
Garage #: 4		% Bas Fin: 60%	M 1/2: 0	B 1/2: 0
Gar Typ: Detached			Baths Totals:	
			5pc:0 Full:1	
			3/4:1 Half:0	

Exterior Amenities:

~GARAGE AMEN: 220V, Drive Through, Garage Door Opener, Heated, Oversized, RV Garage, Workshop ~CONSTRUCTION: Existing Home
 ~FLOOR PLAN: Ranch ~BSMT/FND: Partial Basement ~STRUCTURE: Wood Frame ~SIDING: Other ~ROOF: Metal ~DRIVEWAY: Gravel
 ~FENCE: Front, Other, Rear ~OUT BLDG: Loafing Shed, Other, Shop, Storage Shed

Interior Amenities:

~FIREPLACE: None ~HEAT/AIR: Ceiling Fan, Forced Air, Propane ~APPLIANCES: 220v in Kitchen, Dishwasher, Microwave Oven, Range
 Oven (Gas/Elec), Refrigerator, Self Cleaning Oven ~MISC INTERIOR: French Doors ~GREEN FEAT ADD: N ~MASTER BATH AMENITIES:
 Ceramic Tile, Double Vanity ~MASTER BED AMENITIES: Bath Adjoins, Carpet, Walk-in Closet, Walk-out ~DINING DESC: KIT/DR Combo
 ~FAMILY DESC: Walk-out ~LAUNDRY: Main

Lot Information:

~LOT DESC: Meadow, Rural, Trees/Woods ~UTILITY: Electricity, Propane, Telephone ~WATER: Well ~SANITATION: Septic ~WELL
 PERMIT: N ~WELLS: 1

Property Description:**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA ~POSS TERMS: Negotiable/TBD ~EM PROM NOTE ACPT: N ~ASSUMABLE LOAN: N ~EQUITY:\$279,000 ~OPT NOTICES: Not Applicable ~REQ NOTICES: Not Applicable ~EXCLUSIONS: DOG RUN * CURTAINS IN BRS * WASHER, DRYER, REFRIGERATOR IN BSMT * ALL METAL FENCE PANELS AND CHUTE * COMPRESSOR AND ALL BENCHES AND SHELVES, TABLE IN METAL BLDG. ~EXTRAS: ALL KITCHEN APPLIANCES, CELING FANS, UTILITY SINK - ALL NEAR NEW. ADJ 80 AC ON N AVAIL

Property Remarks:

BEAUTIFUL 80 ACRES FENCED AND CROSS FENCED. HOME COMPLETELY REMODELED WITH NEW ROOF, NEW PAINT INSIDE AND OUT, WINDOWS, FLOORING, APPLIANCES, PLUMBING, MOST ELEC, BATH FIXTURES , CEILING FANS AND MORE. NEW 60X80 GAR/SHOP, PLUS OTHER BARNs, STORAGE BLDGS, GRAIN BIN AND TREES AROUND THE HOME. SHOWS GREAT! EXTRAS ALSO INCLUDE: NEAR NEW DOUBLE OVEN/SMOOTH TOP RANGE, MICROWAVE, DISHWASHER, NEW WATER HEATER + 92 % EFFICIENT FURNACE, 1000 GAL PROPANE TANK.

CDOM:717



