

General Property Information



MLS#: V317817 Status: Active Sub-Type: Single Family

List Price: \$1,475,000 Low Price: List Price/SqFt: \$272.29
 Sold Price: Sold Price/SqFt: Sold Date:
 Address: 297 FOURTH OF JULY ROAD
 EAGLE, CO 81631

Will Consider Trade: NO Shared Int. For Sale: Deed Restriction: N
 # Levels: 3 Unit Entry Level: County: Eagle Year Built: 2009
 Bedrooms: 6 Full Baths: 7 3/4 Baths: 1 1/2 Baths: 1 Total Bldg Levels:
 Loft Incl Bdrm Count: Yes Loft: Yes Furnished: Unfurnished Subj to Rent Contr: N
 Lockoff: Yes Add'l Rooms: Basement Finished, Family Room, Great Room, Study
 MH Manufacturer: Width: Size: # Axles:
 Week: Week Remarks:

Ownership Type:

Remarks: Delightful views of Eagle Ranch golf course and mountains beyond make this new 6 bedroom the perfect choice. 600 sq ft additional living space with plenty of patios and decks for outdoor living. Owner financing available

Subdivision/Community Information

Subd/Complex Name: EAGLE RANCH Bldg #/Ltr: Unit #: Units in Complex:
 Right of Refusal: No Right of Ref # Days: 0 Assoc Fee: \$0.00 Resort/Neighbhd Fee: \$100/Yr.
 Assoc Fee Includes:
 Location: # of Units:
 Common Facilities:
 Commun. Amenities: Club Membership Available, Community Center, Cross Country Trails, Fishing, Fitness Center, Golf - Public, Hiking / Pedestrian Trails

Land & Site Information

Schedule #: R051189 Zoning: P/S (Primary Side) Area: Eagle Ranch Parcel #:
 Lot #: 6 Block #: 8 Filing #: 4 Apx Lot Sq Ft: 45,302 Apx Lot Acreage: 1.04 Pinned: Yes
 Lot Sq Ft Source: Builder Ground Lease: Do Not k Access # of Months: 12 Water Src: Municipal / Public Staked: Yes
 Legal Parcel: Do Not Knc Lot Ownership: View: Golf Course, Meadow, Mountains
 GSA: Unknown Accessibility: All Year
 Available Utilities: Cable TV, District Sewer, District Water, Electricity, Gas, Phone, Satellite, Snow Removal, Trash Pickup
 Documents on File: None
 Sewer/Septic: Connected to Sewer

Interior

Apx SF Living Area: 5,417 Sq. Ft. Source: Builder Living Rm Size: Kitchen Size:
 Dining Rm Size: Great Rm Size: Master Bedrm Size: 2nd Bedrm Size:
 3rd Bedrm Size: 4th Bedrm Size: Den Size: Family Rm Size:
 Loft Size: Water Heater Gall.: Avg Gas Monthly: \$0 Avg Elec Monthly: \$0
 Water Monthly: \$0 Sewer Monthly: \$0 Total Avg. Mo. Util.: \$0
 Appliances: Dishwasher, Microwave, Range, Range Hood, Refrigerator
 Floor Coverings: Tile, Wall/Wall Carpet, Wood Laundry: Hookups Only
 Interior Features: Cable Available, Deck, Fireplace - Gas, Jetted Bathtub, Multi-Level, Patio, Vaulted Ceilings
 Heating: Natural Gas, Radiant Water Heating: Gas

Exterior

Construction: Poured In Place Foundation Roof: Shake Gar/Prking: 3 Car Garage

Mortgage, Financing & Tax Information

Taxes: \$2,179 Tax Year: 2008 Transfer Tax: 1.000 Existing Mortgage: NO
 VA / FHA: Assumable Mort: No Mortgage Remarks:
 Terms: Assessments: None Known

REALTOR Information for Listing

Owner Name: Phone:
 Listing Office: SLIFER SMITH & FRAMPTON/WESTIN CO-Listing Office: STONE REAL ESTATE
 Listing Agent: HEATHER LEMON CO-Listing Agent: THOMAS STONE
 Office Phone: 970-748-5420 Cell/Pager: 970-376-0125 Office Phone: 970-471-1830 Cell/Pager: 970-471-1830
 Office Fax: 970-748-5421 Office Fax: 970-524-6012
 Email: hlemon@slifer.net Email: tstone@pobox.com

Listing History

Listing Date: 03/01/09 CDOM: 366 Previous Status: Photo Pendin
 Selling Agent: Cell/Pager: Selling Agent Email:
 Selling Office: Office Phone: Office Fax:

Listing Information

Listing: Buyer Excl: NO Variable Comm Rate: No Other Comm Rate: No Trans Broker Fee: 3.00%
 Buyer Broker Fee: 3.00% Sub-Broker Fee: Photo Instructions: Realtor Provided
 Showing Instructions: Call Broker - Key, See Realtor Remarks
 Driving Directions: Eagle Ranch entrance off Route 6 in Eagle. Through town area by grade school, take right on Eagle Ranch road. Follow around to Fourth of July Rd, straight ahead on right
 REALTOR Remarks: Owner is offering financing