



758 Railroad Ave., Rifle, CO 81650 970-625-1616
Information available 24 hours a day at
www.goldstarrealtyinc.com

LEVINE PROPERTY

**Address: 104 Green Mesa Place
Parachute**

Price: \$349,900

Earnest Money: \$5,000

Terms: Cash or New Loan

MLS #: 155418

Subdivision: Willow Creek Village Sec 1

Legal: Block: 2 Lot: 3

Taxes: \$965.60 / 2017



AMAZING VIEWS, LIGHT, STORAGE, 7 BAY WINDOWS AND SPACE!!! If these 5 things are on your wish list, then look no further!! This custom Witt built, one-owner with over 3000 square feet is one of the most impressive residences you'll see. Located on a quiet cul-de-sac in beautiful Battlement Mesa. You'll love the upgrades including the kitchen with granite counters, tile floor, stainless appliances, AND the real oak floors in the master bedroom and living room (which has a gas fireplace), AND the 2 year-old carpet in the guest bedrooms and lower level family room, AND the custom window coverings, AND the BreezAir evap cooler with 5 outlets. The huge (36'x21') family room in the lower walk-out level is perfect for hosting get-togethers and sleep overs. TALK ABOUT STORAGE-the large 18'x17' finished storage area is just the beginning...there is an additional 10'x11' finished storage room with built-in shelves AND an additional 10'x8x9' laundry area with wash-up sink, folding cabinet and more built-in shelving. And even more built-in shelving in the oversized 2 car finished garage. Three bedrooms are located on the main level with the fourth on the lower level which also has a handicap accessible 3/4 bath. Oh, and did we mention the mature evergreen trees in the landscaped yard with sprinkler system and the mountain views to the north and west? **THIS EXCEPTIONALLY WELL-MAINTAINED HOME IS A GREAT VALUE FOR YOUR HOME-BUYING DOLLARS! SEE IT! LOVE IT! BUY IT!**

Bedrooms: 4
Baths: 1 Full; 2 ¾ baths
Year Built: 1993
Apx. Sq.Ft: 3,434
Lot Sq.Ft: 12,593
Construction: Frame
Roof: Composition Shingle
Garage: 2 car oversized
Utilities: Xcel 800-895-4999
Holy Cross 945-5491

Heat: Hot Water Natural
Gas + gas fireplace
Cooling: BreezAir Evap.
Sellers Disclosure: Yes
Covenants: Yes
HOA: \$481/Yr
Tax Dist: 080
Possession: DOD
Condition: Excellent
Zoning: Res

MAIN LEVEL

Living Room: 17'1X21' apx
Kitchen: 9'3x14'6 apx
Dining Room: 7'6x10'7 apx
Master Bedroom: 16'10 x 13'7 apx
Bedroom 2: 11'6x10'7 apx
Bedroom 3: 10'1x9'10 apx
Family Rm: 11'x14'6 apx

LOWER LEVEL

Family Rm: 36'x21'apx
Bedrm 4:12'7x10'6 apx
Storage: 18'x17' apx
Utility: 10'8x9' apx
Storage: 11x10'

Inclusions: BreezAir Evap Cooler, Range, Refrigerator, Dishwasher, Maytag Washer/Dryer, Custom Window Coverings, Freezer in Storage Area & MiniFrig in Garage. **Exclusions:** Key Cabinet in Garage, Owners' Personal Property

****Two Adjacent Lots are now listed separately, but Sellers will entertain a package offer**

Listed by: LINDA UPTON aka Red the Realtor
625-1616 or 1-888-264-6128



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