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PASKETT PROPERTY

Address: 31 Hawthorne Way, Parachute
Price: PRICE REDUCED ~~\$354,900~~ \$345,000
Earnest Money: \$3,000
Terms: Cash or New Loan
MLS #: 162630
Legal: Lot 15, Blk 4, Monument Creek Village
Taxes: \$ 1030.24 / 2018



YOU SAID YOU WANTED VIEWS of the Battlements from a covered front porch, 4 Large bedrooms and 3 baths, an open living, dining, and kitchen with vaulted ceiling and fireplace, and you don't want to pay over \$360,000. Well, here it is, and there's even more features for you to enjoy... like the almost new 50 gallon water heater, the central air, the large cold storage room, the low maintenance landscaping, the patio and deck in the back yard, and the sprinkler system. With over 2650 square feet, this well-maintained home, built in 2004, has vinyl and brick siding with just a little wood accents, an oversized 2-car garage with storage racks, and a garden and peach tree. With low interest rates and packed with value, **31 Hawthorne Way is truly worth seeing and worth owning!**

Bedrooms: 4
Baths: 2 3/4
Year Built: 2004
Apx. Sq. Ft: 2652
Apx Lot Size: 7,773 sq. ft.
Construction: Frame
Roof: Composition Shingle
Garage: 2 car
Heat: Forced Air/ Natural Gas

Cooling: Central AC
HOA dues: \$481/year
Sellers Disclosure: Yes
Covenants: Yes
Fenced Yard: Mostly
District: 80
Possession: DOD
Condition: Excellent
Zoning: Res

Living Room: 16' x 23'6 apx
Kitchen/Dining: 9'4 x 20' apx
Master Bedrm: 16'10 x 14'3 apx
Bedroom 2: 14' x 10'10 apx
Bedroom 3: 14' x 11'4 apx
Bedroom 4: 13'4 x 11'6 apx
Music Room/Library: 19' x 11'6 apx
Family Room: 19'6 x 12' apx
Unfinished storage area: 12' x 7' apx

Utilities: Holy Cross Electric 970-945-5491
Xcel Energy: 800-895-4999

Inclusions: microwave, range, dishwasher, ceiling fans, central air, storage racks in garage, desk in lower bedroom, window coverings
Exclusions: refrigerator, washer/dryer, 2 freezers in garage, owners' personal property

Listed by: LINDA UPTON, aka Red the Realtor
970-625-1616 or 1-888-264-6128



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