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www.goldstarrealtyinc.com

SINGLETON PROPERTY

Address: 320 E. 3rd Street, Rifle

Price: \$459,000

Earnest Money: \$5,000

Terms: Cash or New Loan

MLS #: 162731

Legal: Murphy Addition, Bl 2, Lot 5 thru Lot 7

Taxes: \$1770.64/2019



Rifle Victorian Charming! Built in 1909, this one of a kind home is located close to downtown in MDRX Zoning. The inviting covered front porch is the perfect introduction to this amazing home. Inside you'll find tons of character along with 4 bedrooms, 3.5 baths, updated to-die-for kitchen, fenced yard and oversized 2 car garage. Lovingly renovated from top to bottom in and out, all of the home systems have been replaced including the roof, furnace, electrical panel, hot water heater, exterior and interior paint, high end lighting and updated kitchen appliances. The main floor offers 1 bedroom with 1 bath along with a flex room perfect for a home office with separate entrance. The kitchen boasts granite countertops, special lighting for those special baking projects, cherry cabinets, composite granite sink, walk-in pantry and gas fireplace that can be converted to wood. The second level features 3 bedrooms with bath and a one bedroom that leads to third floor loft retreat. This room is renovated and transformed with reading nook and attached bath with lighted walk-in shower. Extra storage, flex room, utility room, mechanical room and ½ bath are all located in the basement.

Enjoy summers entertaining on the patio area in your backyard retreat with fabulous perennials that surround the yard, pond and outdoor fireplace or spend time gardening in the green house. Live and work at home! It's got it all... character and charm in a perfect location for a business. **Don't miss the opportunity to view this exceptional home!**

Bedrooms: 4

Baths: 3

Year Built: 1909

Apx. Sq. Ft: 2982

Apx Lot Size: 9375

Construction: frame

Roof: metal

Garage: 2 car

Heat: gas, hot water

HOA dues: none

Sellers Disclosure: no

Fenced yard: yes

Tax District: 36

Possession: DOD

Condition: Excellent

Zoning: MDRX

Utilities: Xcel Energy 800-895-4999

Living Room: 21' x 12' apx

Kitchen: 12' x 20' apx

Dining Room: 12' x 14' apx

Master Bedrm: 14' x 25' apx

Bedroom 2: 12' x 10' apx

Bedroom 3: 9' x 10' apx

Bedroom 4: 12' x 10' apx

Flex Room: 20' x 20' apx

Garage: 576 sq.ft.

Inclusions: range, refrigerator, microwave, dishwasher, blinds, ceiling fan, green house

Exclusions: Dining Room chandelier, curtains and rods, & owner's personal property

Listed by: LISA REED-SCOTT, GRI, MRP - 970-625-1616 or 1-888-264-6128



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