



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

MULLENAX PROPERTY

**Address: 5851 County Road 309
Parachute, CO**

Price: \$550,000

Earnest Money: \$5,000

Terms: Cash or New Loan

MLS #: 158403

Subdivision: none

Legal: lengthy

Taxes: \$1604.28 / 2018



YOUR GREEN ACRE!

Picturesque custom built one owner stucco home built in 2005 (CO in 2006) with 1666 sq. ft. main level (3 bedrooms and 2.5 baths) and 1666 sq. ft. unfinished walk-out basement with covered patio accessed from family room and office/bedroom also a full bath, all in excellent condition. You'll enjoy the huge deck accessed from the living room and master bedroom with awesome mountain views to the west. Energy saving Geothermal heating and cooling system with new water furnace installed 2-18. Outside on the 1.22 acres there is room to work and play and store toys and tractors in the 30x38 shop with 3/4 bath and washer/dryer and wood stove and 220 power, the 20x20 carport, the 12x19 woodshed, the 16x20 pole barn, and greenhouse. It is totally landscaped with wild plums, raspberries, apple trees, garden area, full sprinkler system (60 sprinkler heads), and mature trees. As an added bonus, you'll receive mineral rights, irrigation rights and the ownership of the domestic well.

IF YOU WANT TO PUT DOWN ROOTS, CALL TODAY!!

Bedrooms: 3-4

Baths: 3 + 3/4 + 1/2

Year Built: 2005 w/CO 2006

Apx. Sq. Ft: 1666 up 1666 down

Apx. Lot Size: 1.22 acres

Construction: Frame w/ stucco

Roof: Composition shingle

Well permit: #98518A

Heat & Cooling: Forced air

Geothermal w/ water furnace

Sellers Disclosure: yes

Tax Dist.: 047

Possession: DOD

Condition: Excellent

Zoning: Rural

Utilities: Holy Cross 970-945-5491

Great Room: 33'8x16'

Kitchen/Dining Room: 12'x19'

Master Bedroom: 11'10x12'

Bedroom 2: 11'5x13'

Bedroom 3: 11'9x11'5

Utility Rm: 7'x8'

Office/Bed 4: 9'6x11'9

Family room: HUGE

All measurements are approximate from house plans

Inclusions: Washer/dryer, window coverings, range, refrigerator, dishwasher, microwave, 2 freezers, refrigerator in basement, washer/dryer in shop, wood stove in shop, irrigation pump and 4 tanks, RO system under sink in kitchen. All oil, gas and other mineral rights currently owned by seller shall be included. Water rights, legally described as 2.19 cubic feet of water per minute of time from Priority # 7 in the Camp Bird Ditch and all other water rights that may be appurtenant to the above-described property.

Exclusions: Owners' personal property, refrigerator in shop. Tractor and lawn mowers may be purchased outside of this transaction.

**Listed by: Linda Upton aka Red the Realtor
625-1616 or 1-888-264-6128**



THIS INFORMATION, WHILE DEEMED ACCURATE IS NOT GUARANTEED BY SELLER OR GOLD STAR REALTY, INC. IF CALCULATIONS OR MEASUREMENTS OF THE PROPERTY ARE A DECISIVE CONSIDERATION IN ENTERING INTO A CONTRACT TO PURCHASE, IT IS BUYER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY SUCH CALCULATIONS OR MEASUREMENTS



