



**PRICE REDUCED TO \$198,000**

Information available 24 hours a day at  
[www.goldstarrealtyinc.com](http://www.goldstarrealtyinc.com)

## **NUNEZ PROPERTY**

**Address: 182 E. 26<sup>th</sup> Street, Rifle**

**Price: ~~\$200,000~~ \$198,000**

**Earnest Money: \$1,500**

**Terms: Cash or New Loan**

**MLS #: 159838**

**Legal: Creekmeadows West**

**Townhomes Lot: 1a**

**Taxes: \$754.76/2018**



**Immaculate Townhome...move in ready!** Stunning hard wood flooring in the living room is easy to care for. New hardwood flooring and carpet upstairs. The big bay window lets in lots of natural light...perfect for relaxing and reading. Galley-style kitchen complete with all newer appliances and a pantry for extra storage makes it easy to entertain or have a nice quiet dinner at home. New tile in the front entry, kitchen, laundry and half bath. Three bedrooms and a full bath are located on the upper floor. There's even a one car garage...why pay rent when you can own this affordable, carefree townhome. Owner pet allowed under 20lbs. and HOA approved fence can be built **BUT** only with prior board approval, owner has to have a survey on individual lot & then owner has to take care of lawn. Refrigerator in garage is included. HOA is \$135/month.

**Bedrooms: 3**

**Baths: 1 1/2**

**Year Built: 1997**

**Apx. Sq.Ft: 1,260**

**Apx. Lot Size: 1,950 sq.ft.**

**Construction: Frame**

**Roof: Composition Shingle**

**Garage: 1 Car**

**Heat: Forced Air; Gas**

**HOA Dues: \$1,620/yr**

**Sellers Disclosure: Yes**

**Covenants: Yes**

**Fenced Yard: No**

**Tax Dist.: 036**

**Possession: DOD, Negotiable**

**Condition: Excellent**

**Zoning: LDR**

**Living Room: 11'9"x20'8" apx**

**Kitchen/Dining: 15'x7'6" apx**

**Master Bdrm: 14'x12' apx**

**Bedroom 2: 12'1"x9'3" apx**

**Bedroom 3: 12'4"x8'7" apx**

**Laundry Rm: 6'8"x7'7" apx**

**Utilities: Xcel Energy 800-895-4999**

**Inclusions:** ceiling fan, dishwasher, washer/dryer, microwave, oven, range, refrigerator

**Exclusions:** Seller's personal property

**Listed by: GINGER "SNAP" CURRIE**

970-366-7688 or 970-625-1616



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