



758 Railroad Ave., Rifle, CO 81650 970-625-1616

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

## **HALEVY PROPERTY**

**Address: 236 E. 5<sup>th</sup> Street, Rifle**

**Price: \$278,000.00 ~~\$278,000.00~~ **\$268,000****

**Earnest Money: \$2500.00**

**Terms: Cash or New Loan**

**MLS #: 151492**

**Subdivision: Donell's addition**

**Legal: Lots 9-11 Block 1**

**Taxes: \$574.72**

**PRICE REDUCED TO \$268,000**



### **EXPERIENCE THE ROMANCE OF THE VICTORIAN ERA WHILE ENJOYING THE CONVENIENCE OF TODAY'S UPGRADES!!!**

Enter through the red arched front door to discover a large living/dining area, large kitchen with brand new textured Melamine custom built cabinets, new counter tops and back splash, new light fixtures, new dishwasher, and refrigerator. The full bath and half bath feature new custom cabinets, paint, and light fixtures as well. Most of the windows are new as well as a new garage door and garage roof. Outside you'll see new paint, a French drain on the west side, and a screened porch adjacent to the kitchen, just right for morning coffee. The back yard is fenced and is a blank canvas ready for your landscaping ideas. Located on a corner lot, this property is within walking distance of downtown Rifle. With MDRX zoning, this home has some commercial possibilities (may need a conditional use approval – check with the City of Rifle for details on your specific use).

**THIS HOME FROM THE PAST HAS MUCH HAPPINESS TO GIVE FOR YOUR FUTURE!**

**Bedrooms: 3 (1 non-conforming)**

**Baths: 1.5**

**Year Built: 1913**

**Updated: 2017**

**Apx. Sq.Ft: 1810**

**Apx. Lot Size: 8750**

**Construction: Frame**

**Roof: Metal installed 11-10-10**

**Garage: 1 car - detached**

**Heat: Forced air natural gas**

**Cooling: none**

**Sellers Disclosure: yes**

**Covenants: none**

**Fenced Yard: yes**

**Tax Dist: 036**

**Possession: DOD**

**Condition: very good**

**Zoning: MDRX**

**Living Room: 13'3"x14'4"**

**Kitchen: 13'x13'**

**Dining Room: 13'5"x14'4"**

**Master Bedroom: 14'1"x13'9"**

**Bedroom 2: 10'6"x13'**

**Bedroom 3: 11'9"x10'8"**

**Bonus: 11'7"x12'11"**

**Utilities: Xcel Energy 1-800-895-4999**

*\*All measurements are approximate*

**Inclusions: Range, Dishwasher, Refrigerator**

**Exclusions: none**

**Listed by:**

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



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