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[www.goldstarrealtyinc.com](http://www.goldstarrealtyinc.com)

## **WATTERS PROPERTY**

Address: 158 Queen City Circle, Parachute  
Price: **Priced Reduced** ~~\$205,000~~ **\$201,500**  
Earnest Money: \$2,000  
Terms: Cash or New Loan  
MLS #: 161796  
Legal: Saddleback Vlg Flg #1 AMD Block: 11 Lot: 17  
Taxes: \$ 492.60 / 2018



**Come take a peek** at this light and bright ranch style home! Offers 3 bedrooms, 2 baths with 2-car heated garage and fenced yard. Open floor plan with newly painted kitchen complete with island. All bedrooms have walk-in closets and master bath has garden tub plus a shower. Spend your summer evenings on the back patio under a retractable awning and relax you have a home warranty plan included! **It can't get any better at \$201,500.**

Bedrooms: 3

Baths: 2

Year Built: 2003

Apx. Sq. Ft: 1,248

Apx Lot Size: 6,098 sq ft

Construction: Frame

Roof: Composition Shingle

Garage: 2 Car-Heated

Heat: Gas, Forced Air

Cooling: Evaporative

HOA dues: \$705/year

Covenants: Yes

Fenced Yard: Yes

Tax District: 80

Possession: DOD

Condition: Excellent

Zoning: Res

Living Room: 18' 4" x 12' 4" apx

Kitchen: 15' x 15' apx

Master Bedroom: 12' 5" x 12' 3" apx

Bedroom 2: 10' 6" x 12' 6" apx

Bedroom 3: 10' x 12' apx

Utilities: Holy Cross Electric 945-5491

Xcel Gas: 800-895-4999

**Inclusions:** Refrigerator, Range, Dishwasher, Ceiling Fan, Window Coverings

**Exclusions:** Washer/Dryer, Owner's Personal Property

**Listed by: LISA REED-SCOTT, GRI, MRP**

970-625-1616 or 1-888-264-6128



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