



Information available 24 hours a day at
www.goldstarrealtyinc.com

COLEMAN PROPERTY

Address: 3879 CR 346, Silt

Price: \$425,000

Earnest Money: \$5,000

Terms: Cash, New Loan

MLS: 157648

Legal: Lengthy

Taxes: \$1328.68 / 2018



Looking for that special place to call home with over 10 acres, conveniently located near town, ease of access to I-70, Rifle Airport, with irrigation water and a fresh, gravity fed spring? The possibilities this unique property have to offer are endless. Plenty of room to spread out with the 4 bedrooms, two levels, main floor master suite, covered deck, outbuildings, chicken coop, sprinkler system fed from the Loesch Crann Ditch, and magnificent sunsets. Enjoy the indoor sunroom and the gorgeous inside water feature in the downstairs living room. Cozy up to the fireplace and enjoy the peace and quiet at home. NO HOA!

Bedrooms: 4
Baths: 1 3/4
Year Built: 1972
Apx. Sq.Ft: 2,112
Apx. Lot Size: 10.24 acres
Construction: Frame/UBC
Roof: Metal
Detached 2 car garage
Heat: Forced Air, Wood Stove
Utilities: Xcel Energy 800-895-4999

Sellers Disclosure: Yes
Covenants: None
Fenced Yard: Partial
Inside Water Feature
Outbuildings
Chicken Coop
Tax Dist.: 154
Possession: DOD + funding
Condition: Good
Zoning: Residential

Inclusions: Ceiling Fan, Microwave, Oven, Range, Refrigerator in mudroom (White); Propane Tank; septic and leach field

Exclusions: Washer/Dryer, Refrigerator in kitchen (Stainless Steel Broken); Pellet Stove in downstairs living room excluded.

Listed by: GINGER "SNAP" CURRIE

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970-366-7688

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



