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## POWERS PROPERTY

**Address:** 496 251 Road, Rifle  
**Price:** \$530,000  
**Earnest Money:** \$5,000  
**Terms:** Cash, Cash to New Loan  
**MLS#:** 158944  
**Legal:** Lengthy  
**Taxes:** \$1818.80 / 2018



**COLORADO MOUNTAIN HOME ON 4.8 ACRES LOCATED NEAR RIFLE GOLF COURSE & RIFLE GAP RESERVOIR!** Don't miss your opportunity to own this one-owner, custom built home with 3 bedrooms (could be 4), 3 baths with spectacular views and irrigated pasture (0.06 cfs of water under Priority No. 80 Rifle Creek Canyon Ditch). Inside you'll enjoy the well-designed kitchen with ample counter space and breakfast bar (pantry is located in the adjacent utility room). The living room has hardwood floors, a wood stove, vaulted ceiling with tongue and groove aspen ceiling, and a wall of windows to capture the mountain vistas. Upstairs you'll find the master suite (full bath + walk-in closet) with dormer and storage plus a loft/office area. In the walk-out lower level, the tv/family room with bar is just right for entertaining or watching the game. Also, in the lower level is a full bath, a future room which could be another bedroom or office or hobby room plus storage under the stairs and closet. This home is heated with forced air propane (500 gallon tank is owned by sellers) plus the wood stove, and cooled with central air. It is well insulated and has low utility bills. Outside the pasture could be used for horses or cows or hayed, and the mature evergreens frame the yard. There is a 16x20 garage that could be used as a barn. Both decks have propane taps for BBQ. Call Red the Realtor **TODAY** to see your new home!

*\*Square footage per county records*

Bedrooms: 3 (could be 4)  
Baths: 3 full  
Year Built: 2001  
Sq. Ft.: 1764 Loft & Main Level; 1120  
Sq. Ft. Lower Level-Per Garfield Cty.  
Lot Size.: 4.8 acres  
Construction: Frame  
Roof: Composition Shingles  
Basement: Walkout  
Garage: 1 Car/Barn  
Assessments: ditch assessment \$10-  
\$15/year for ditch cleaning

Heat: Forced air propane  
Wood Stove: Yes  
A/C: Central Air  
Sellers Disclosure: Yes  
Covenants: No  
Fenced Yard: No  
Tax Dist.: 021  
Possession: DOD  
Condition: Excellent  
Zoning: Rural  
Utilities: Xcel Energy  
1-880-772-7858

Master bed: 11 x 18 - Loft  
Bedroom 2: 11 x 11 - Main Level  
Bedroom 3: 11 x 10 - Main Level  
Dining Room: 11 x 11 - Main Level  
Living Room: 15 x 15 - Main Level  
Utility Room: 7 x 11 - Mail Level  
Future Room: 15 x 12 - Lower Walkout Level  
Kitchen: 9 x 11 - Main Level  
Family Room: 17 x 10 - Lower Walkout Level  
Extra Room: 13 x 12 - Lower Walkout Level  
Water storage tank: 2,500 gal.

**Inclusions:** new stove/oven 2010, new dishwasher 2018, window coverings, washer, new dryer 2013, wood stove, ceiling fans, irrigation pipe, Direct TV dish (not receivers), propane tank, refrigerator & refrigerator in basement, tv in basement

**Exclusions:** mineral rights previously reserved, owners' personal property.

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



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