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WISSLER PROPERTY

Address: 425 Cardinal Way, Parachute
Price: ~~\$360,000~~ **\$330,000**
Earnest Money: \$3,500
Terms: Cash or New Loan
MLS: 157844
Legal: Lengthy - call Listing Office
Taxes: \$925.32 / 2018



1908 CHARM- 2019 VALUE!!! This classic Victorian home with 4 bedrooms, 1 3/4 baths has over 2200 square feet and features a large country kitchen and crowd-pleasing living room with large windows to bring in lots of sunshine plus a formal dining area. The wood-burning fireplace will warm your toes on a cold winter morning and help cut heating bills. Upstairs you'll find the bedrooms with a balcony for star gazing and a stairway to the expansive yard below. A large garage is attached and another garage is detached. There is also a hay storage pole barn, a fruit cellar, a greenhouse, and a steel building for storage plus mature trees just right for a rope swing. This property is perfect for those who love vintage and are looking for an opportunity to be self-sufficient and take your imagination and ideas to new heights. That's right! It's zoned Rural Agriculture so you can use the greenhouse to start your seeds for a large garden, enjoy the fruits from the peach, cherry and apricot trees, and use the seven acres to raise a few cows or 4H animals in the pasture or the corrals. Make your dreams a reality by calling for an appointment to see it. Once you do, **you'll want to make 425 Cardinal Way your new address!**

Bedrooms: 4	Heat: Hot Water Baseboard	Living Room: 27' x 14' apx
Baths: 1 3/4	Natural Gas	Kitchen: 15' x 14' 9" apx
Year Built: 1908	Sellers Disclosure: Yes	Dining Room: 15' x 14' apx
Remodel: see attached list	Covenants: No	Breakfast area: 6' x 5' apx
Apx.Sq.Ft.: 2,246	HOA Dues: None	Master Bedroom: 13' x 13' apx
Apx. Lot Size: 7.48 acres	Fenced Yard: Partial	Bedroom 2: 13' x 11' apx
Construction: Frame	Tax Dist.: 48	Bedroom 3: 13' x 12' apx
Roof: Composition Shingle	Possession: DOD	Bedroom 4: 8' 6" x 13' apx
Garage: 2-one attached one detached	Condition: Good	Utility Rm: 9' 10" x 6' apx
	Zoning: Rural Agriculture	Utilities: Xcel Gas & Electric 800-895-4999 Town of Parachute – Water/Sewer

Inclusions: range, refrigerator, dishwasher, ceiling fan, window coverings washer/dryer, out buildings

Exclusions: Mineral Rights

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



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Side showing green house



Living Room



Dining Room



Country Kitchen



Detached Garage



Hay Pole Barn



Fruit Cellar



Corrals