

ALL FIELDS DETAIL



MLS #	638745	Addl Living Quarters	No
Status	Active	RV Parking	No
Type	Stick Built	Dining Room	No
Address	40056 West Fork Road #38	Family Room	Yes
Address 2	5 miles up West Fork Road on the right	Horse Setup	No
City	Dolores	Irrigation Water	No
State	CO	Water Front	Yes
Zip	81323	Real Estate Included	Yes
Area	Dolores County East	Great Room	NO
Class	RESIDENTIAL		
Asking Price	\$999,000		
Sale/Rent	For Sale		
IDX Include	Yes		

Virtual Tour

GENERAL

VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Old MLS Number		Board Name	Four Corners Board of Realtors
Agent	BONNIE LEIGHTON - Cell: (970) 739-0116	Listing Office 1	SOUTHWEST REALTY 3 -
Listing Agent 2		Listing Office 2	
Seller Licensed Y/N	No	Listing Agreement	Exclusive Right to Sell
Trans. Brkr Prcnt/\$	3	Buyer Agency Prcnt/\$	3
Variable Rate Y/N	No	Limited Service Y/N	No
Entry Only Y/N	No	Listing Date	2/22/2010
Expiration Date	12/31/2010	Agency Relationship	Seller's Agent
Zoning	residential	Map Horizontal	T
Map Vertical	39	Elevation	
Owner/Renters Name	Rosamond	REO/Lender Owned	No
Subdv #		Subdv Name	None
County	Dolores	Elem. School	Dolores Elementary
Middle School	Dolores Middle	High School	Dolores High
Fronts	West Fork River, valley	Lot Dimension	3.13
Lot Dim. Source	assessor	Apx.Total Acres	3.13
Apx. Irrig. Acres	0.00	Irrigation District	n/a
Irrigation Description	n/a	Legal/Lot Block	Lengthy Call LO
Finished Bsmt SF		Main SF	1258
Upper SF	1258	Lower SF	
Bsmt SF	1253	Apx. Total SF	3769
Year Built	1996	Year Remodeled	
Bedrooms	3	Baths	2.50
Bathrooms Descr		# of Phone Lines	
Internet Service		Master Bedroom Dimensions	
Living Room Dimensions		Bedroom #2 Dimensions	
Dining Room Dimensions		Bedroom #3 Dimensions	
Family Room Dimensions		Bedroom #4 Dimensions	
Kitchen Dimensions		Office/Den Dimensions	
Laundry/Util Dimensions		Garage Capacity	2
Garage Type	Attached Garage	Listed in oth Classes Y/N	No
Other MLS Number		Water Supplier	well
Sewer Supplier	septic	Gas Supplier	propane
Electric Supplier	Empire	Homeowners Assoc	No!
HOA Dues	n/a	HOA Dues Frequency	Not Applicable
Energy Rating		Exchange For	
Price/SqFt	265.06	Exchange Y/N	
Sqft Source		Off Market Date	
Search By Map		Update Date	5/6/2010
Status Date	2/21/2010	HotSheet Date	5/6/2010
Price Date	5/6/2010	Input Date	2/21/2010 7:48:00 PM
Directions	N of Dolores on Hwy 145 , west on West Fork Road ~5 miles, will be on right hand side. Should be able to see sign from the road if not covered with snow.	Associated Document Count	0
Original Price	\$1,200,000	Client Hit Count	6
Agent Hit Count	46	Cumulative DOM	345

GENERAL

Cumulative DOMLS		Days On Market	98
Price/Apx.Tot SF	\$265.06		

FEATURES

TYPE/STYLE Log Tri Level	DOM WATER Well Installed	INTERIOR INCL Wood Stove Ceiling Fan(s) W/D Hookup Vaulted Ceiling Walk In Closet	SHOWING INSTRUCTIONS By Appointment Notice Required Call Listing Office Call Listing Agent Lock Box Boundaries Surveyed Plat Available
STORIES Three Story	DOM SEWER Septic	EXTERIOR INCL Workshop Horses Allowed Deck River/Stream Garage Door Opener	ZONING Residential Single Family
CONSTRUCTION/SIDING Wood Frame Log	DISCLOSURE Pets Allowed Water Rights	ST DESC./ACCESS State County Private Paved Gravel	WATERFRONT River
FOUNDATION Basement-walk out Concrete	APPLIANCES INCLUDED Range/Oven Range Top Refrigerator Dishwasher Washer Dryer Microwave Exhaust Fan	LOT SZ/ACRE 2-4.99	TERMS Cash Conventional
ROOF Metal	DINING Kitchen/Dining	VIEWS Mountains Valley Water/River Borders Public Land	AVAILABLE FOR AUCTION No
FLOORING Partial Carpet Tile	MASTER BR Upper Level		TRANSMIT TO REALTOR.COM Yes
HEATING SOURCE Propane Wood Propane Tank Owned	FIREPLACES Free Standing Woodstove		LOT DESCRIPTION Borders Public Land Wooded Lot

FINANCIAL

Short Sale	N	Special Assessment Y/N	No
Total Taxes \$	958	Tax Year	2009
Tax Parcel #	508118100008	EM Deposit \$	25000
EM Holder	SW Realty	Possession	TBD
Title Company	MD Title	Average Utilities Cost	

SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Sold Price/Sqft	Sell Team
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Concessions Y/N	Concessions
Buyer From	

REMARKS

Rocky Mountain High Colorado! Immaculate mtn home used seasonally - great location! Triangle lot bordered on 2 sides by Forest Service Land & 3 side is West Fork River! No HOA! No HOA Dues! Huge pine trees, tons of wildlife, easy access off of paved road onto private drive.

ADDENDUM

A quality Tom Boone home, with custom caines by Kyle Chadwick, this large home with large windows throughout has views that can only be described as breathtaking! Square footage includes basement garage that is finished with workshop & 2 car stalls; also has a 2nd detaches garage to store all the toys. Utilities run \$100/month for electric; propane depends on cost of propane & if you use the home in the winter.

AGENT CONFIDENTIAL REMARK

Realtors, home is easy to show as it's always immaculate but in the winter my snowbirds are in Texas so if you have serious interest we'll have to get the drive plowed so give me time to arrange that. 3rd BR has no closet but assessor called in a bedroom; owners use it for an office. Owners will entertain all serious offers.

SECURE SHOW INSTRUCTIONS

Lockbox around by front door on deck. Call me at 970-739-0116 for questions or to let me know you want to show it in the winter. Thanks!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.