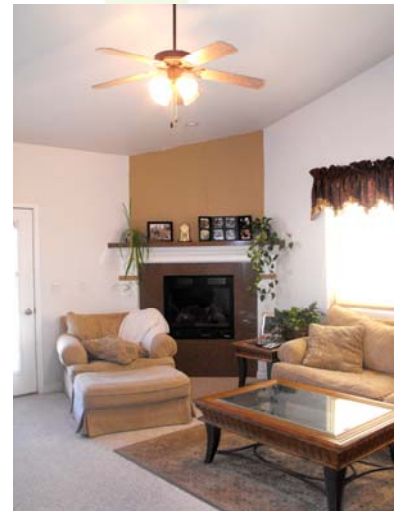


LAKOTA CANYON RANCH

Wonderfully bright ranch style home, features three-bedrooms, two-baths, upgraded kitchen with stainless steel appliances and granite countertops. The open floor plan has a gas fireplace in the living room. Each of the bedrooms has large walk-in closets. The views from the front porch are fantastic!

PRICE: \$399,000

LOCATION: Lakota Canyon Ranch Subdivision.



"WE FELL IN LOVE WITH THE OPEN FLOOR PLAN." -- OWNER

Mason Morse at Lakota Canyon Ranch

Sales Office

970.984.0404 office

www.lakotacanyonranch.com

m a s o m o r s e
THE SOURCE FOR REAL ESTATE

1614 Grand Avenue, Glenwood Springs



DETAILS:

STREET ADDRESS: 168 Blackhawk Drive
LEGAL DESCRIPTION: Lot 9 Block C, Filing 1
 Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:
 Residence: 1,769 square feet
 Lot: 9,100 square feet

BEDROOMS: Three Bedrooms
BATHS: Two Bathrooms
YR BUILT: 2003

UTILITY SERVICES:

Water: Town of New Castle
Sewer: Town of New Castle
Electric: Xcel Energy
Gas: Xcel Energy

FIREPLACE: Gas
LAUNDRY: Room
HEAT: FANG

PROPERTY TAXES: \$1,394.36 (2008)
ASSESSMENTS: \$66/Qtr Homeowners Association
PRICE: \$399,000
TERMS: Cash or New Loan
POSSESSION: Date of delivery of deed at closing
MLS #: 113846

INTERIOR FEATURES:

- Upgraded kitchen, beautiful granite countertops, new sink, faucet, stainless steel appliances, and wood floor.
- Living room, dining room, open floor plan, vaulted ceilings, gas fireplace.
- Master bedroom suite has vaulted ceilings, walk-in closet, Jacuzzi type tub, separate shower, double sinks.
- Two-bedrooms, both feature vaulted ceilings and walk-in closets, with lots of storage.

EXTERIOR FEATURES:

- Three-car garage.
- Views of the Hogback's.

AMENITIES:

- Clubhouse/Recreation center \$100 transfer fee. \$120/mo per family, for use of the facility.
- Close to trails and hiking.

INCLUSIONS:

- Kitchen appliances.

DIRECTIONS:

Castle Valley Blvd to Blackhawk Drive.

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* While the information contained herein is deemed reliable, it cannot be guaranteed. Subject to errors, omissions, prior sale, changes or withdrawal without notice.

NOTICE TO PROSPECTIVE PURCHASERS: Mason & Morse Real Estate, its agents and brokers are acting as agents of the Seller with a responsibility to represent the Seller's interests. *Square footage of improvements was obtained from the Assessor's office. (County records are probably unreliable). Prospective purchasers are advised to verify this information through actual measurement of any improvements.

