

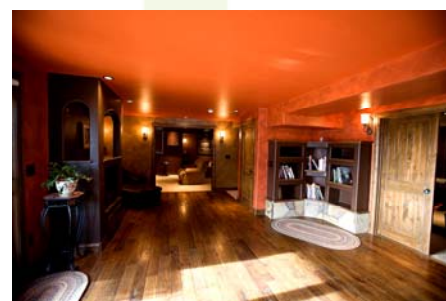
ENTERTAINER'S DREAM HOME

Luxurious home in Lakota Canyon Ranch golf community. Wonderfully bright with lots of windows, two stone gas fireplaces, Hunter Douglas wood blinds and Kohler fixtures in kitchen and bathrooms. This home has numerous upgrades throughout. Built-in bookshelves, upgraded carpet, granite, travertine and hard wood floors are a few to mention. Garage with Gladiator work bench and stainless steel cabinets. Enjoy family night or entertain in the theater room with full bar and Panasonic surround system. Relax in the Jacuzzi hot tub after a day on the ski slopes. Great family neighborhood.

PRICE: \$529,000

LOCATION: New Castle | Lakota Canyon Ranch

HIGHLIGHTS: Walk-out basement features media room with full bar with slab granite top and full surround sound system, office and fireplace.



"THIS HOME IS TRULY FOR THE DISCERNING BUYER WHO LOVES TO ENTERTAIN!"

Mason Morse at Lakota Canyon Ranch

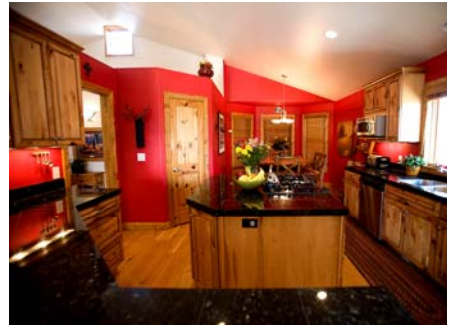
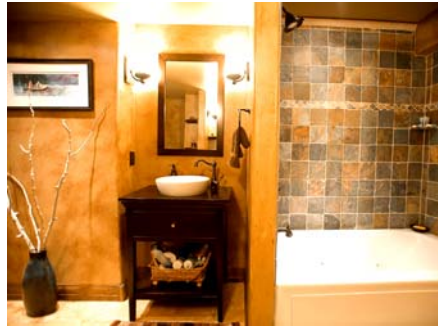
Sales Office

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: 171 Blackhawk Drive
LEGAL DESCRIPTION: Lot 18, Filing 1, Block C
Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:

Residence: 3432 square feet
Garage: 600 square feet
Lot: .24 Acres

BEDROOMS:

Four Bedrooms

BATHS:

Three and One-Half Bathrooms

YR BUILT:

2003

UTILITY SERVICES:

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

FIREPLACE:

Two-Gas Fireplaces

LAUNDRY:

Room

HEAT:

FANG

PROPERTY TAXES:

\$2,217.88/yr (2009)

ASSESSMENTS:

\$66/mo Homeowners Association

PRICE:

\$529,000

TERMS:

Cash or New Loan

POSSESSION:

Date of delivery of deed at closing

MLS #:

114977

INTERIOR FEATURES:

- Kitchen – granite countertops, stainless steel appliances, large island.
- Master bedroom and bathroom feature tile, separate two headed shower, Jacuzzi tub, double vanity and light and bright.
- Two fireplaces, both with stone mantle and hearths.
- Media/theatre room features bar, built-in bookshelves.

EXTERIOR FEATURES:

- Covered porch, stone entry and log accents.
- Relax in the hot tub, and soak in all the views!
- Sprinkler system.
- Walk-out patio on lower-level.

AMENITIES:

- Golf course.
- Recreation center with bar, pool and exercise room.
- Close to trails and hiking.

INCLUSIONS:

- Range, Dishwasher, 2 Refrigerators, Hot tub, Projection screen TV, projector and surround sound, Washer and Dryer.

DIRECTIONS:

Castle Valley Blvd Right on Blackhawk, look for sign.

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