

CORNER THE MARKET

This is the home you've been waiting for! Beautifully upgraded family-friendly home offers all the finishes you deserve. Three-bedrooms, two and one-half baths, granite countertops, beautiful tile, hardwood floors and numerous light filled windows. Enjoy sweeping views from your spacious decks while the kids play in the big fenced corner lot. Spend your summer by the pool as the Recreation Center membership is included! Unbelievable value.

PRICE: \$399,999

LOCATION: Lakota Canyon Ranch Development

HIGHLIGHTS: Recreation center, golf course, fenced corner lot. Light filled, spacious rooms, awesome views!



"THIS COMMUNITY HAS SO MUCH TO OFFER FROM THE POOL AND RECREATION CENTER, TO THE NUMBER ONE RATED PUBLIC GOLF COURSE IN COLORADO - LAKOTA IS THE PLACE TO BE."

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: 101 Whitetail Drive
LEGAL DESCRIPTION: Lot 31, Filing 5
 Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:

Residence: 2130 square feet
Lot: 8000 square feet

BEDROOMS: Three Bedrooms
BATHS: Two and One-Half Bathrooms
YR BUILT: 2007

UTILITY SERVICES:

Water: Town of New Castle
Sewer: Town of New Castle
Electric: Xcel Energy
Gas: Xcel Energy
FIREPLACE: Gas
LAUNDRY: Area
HEAT: Forced Air Natural Gas

PROPERTY TAXES: \$1628.00/yr (2008)
ASSESSMENTS: \$66/Qtr Homeowners Association

PRICE: \$399,999
TERMS: Cash or New Loan
POSSESSION: Date of delivery of deed at closing
MLS #: 113308

INTERIOR FEATURES:

- Granite counter tops, stainless steel appliances and Birch cabinets.
- Maple flooring throughout main level.
- Breakfast bar.
- Wood blinds throughout.
- Lots of light filled windows.
- Beautiful granite and tile baths.
- Jacuzzi tub and separate shower in Master Bath.

EXTERIOR FEATURES:

- Large fenced yard.
- Expansive decks..
- Landscaped and sprinkler system.

AMENITIES:

- Golf.
- Recreation Center Family Membership included.
- Close to trails and hiking.

INCLUSIONS:

- Window Coverings.
- Range, Dishwasher, Refrigerator.

DIRECTIONS:

Castle Valley Blvd, to Clubhouse Drive. Right on Silverado, left on Deer Valley Drive.

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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.

