

BEAUTIFULLY REMODELED

Wonderful golf course home in Lakota Canyon Ranch. This spacious home is perfect for entertaining. Bright light through the many windows. Floor to ceiling stone fireplace and huge hearth area, extensive decking with fabulous views and a lovely fenced backyard.

PRICE: \$625,000

LOCATION: Lakota Canyon Ranch Development

HIGHLIGHTS: Beautifully remodeled home has new oak flooring in the kitchen, dining room and step-down living room.



"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: 375 Faas Ranch Road
LEGAL DESCRIPTION: Lot 27, Block H, Filing 2
 Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:
 Residence: 3384 square feet
 Garage: 464 square feet
 Lot: .19 Acres

BEDROOMS: Five Bedrooms
BATHS: Three and One-Half Bathrooms
YR BUILT/REMODELED: 2004/2008

UTILITY SERVICES:

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

FIREPLACE:

Gas

LAUNDRY:

Room

HEAT:

Gas forced air

PROPERTY TAXES: \$1,077.42/yr (2007)
ASSESSMENTS: \$66/mo Homeowners Association

PRICE: \$625,000
TERMS: Cash or New Loan
POSSESSION: Date of delivery of deed at closing
MLS #: 108246

INTERIOR FEATURES:

- Beautiful kitchen features solid surface counter tops, stainless appliances and hardwood floors..
- Formal dining area.
- Oak floors in dining room, step-down living room and entry.
- Five bedrooms, three and one-half bathrooms.
- Floor to ceiling stone fireplace in living room.
- Lower-level den accommodates the kids or a media room.

EXTERIOR FEATURES:

- Views of the Hogbacks, valley and mountains.
- Nice fenced yard.
- Wonderful curb appeal.

AMENITIES:

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

INCLUSIONS:

- Window Coverings.
- Range, Dishwasher, Refrigerator, Microwave.

DIRECTIONS:

Castle Valley Blvd to Faas Ranch Road, House on Right.

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