



## ***BUY HOME FROM OWNER***



***New!***

***\$280,000***



### ***Address***

11655 63. 55 Way, Montrose, Colorado, 81401

### **ABOUT HOME**

*Located in a private subdivision of newer homes north of town.  
Great neighborhood, excellent views.  
Spacious interior, well maintained.*

*Built in 2000.  
1774 sq. ft  
1.27 acres (sprinkler system/irrigated)  
3 Bedroom, 2 1/2 Bath  
Bonus Room Upstairs for home office/playroom/etc.  
2 Car Attached Garage with attic for storage*

#### *Interior Features:*

*Pantry  
Skylights  
Vaulted Ceiling  
Walk-in Closets  
Wired for Surround Sound  
Southern Sun Window in Kitchen  
Jacuzzi Tub  
Central Air  
Domestic Water  
Forced Air / Natural Gas  
Gas Fireplace*

#### *Appliances:*

*Range/Microwave Oven  
Range-Electric/Hood  
Dishwasher  
Disposal*

**contact@leadfsbo.com**



## Ceiling Fans (4)

### Outside:

All acres irrigated by sprinkler system.

220V in Garage

Landscaped

8'x10'™ Shed

Large fenced in area of property for children/pets

Covered Patio

## PROPERTY DETAILS

Sq. Footage: 1774

# of Floors: 2

# of Bedrooms: 3

# of Bathrooms: 2

Year Built: 2000

If you like this house, call its owner by telephone

(970)252-0350 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

## Contact Information

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Contact: Jennifer Katzfey

Phone: (970)252-0350

Phone:

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

When you re looking through the Sunday paper you might see ads that say [fsbo home](#),

[fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This

is when a seller puts up his home or land for sale without the use of a real estate agent.

# NEW!