

Geof McKinney
 Realtor
 301 N. Main St., STE 101
 Pueblo, CO 81003
 (719) 248-4615
 (719) 546-2450 - fax
geof_mckinney@yahoo.com



The SilverStone Group, Inc.

MLS #: R113790A (Active)
List Price: \$79,900
928 Spruce St Pueblo, CO 81004

Call 248-4615 for more information
Or email [Geof Mckinney](mailto:Geof_Mckinney@SilverStoneGroup.com)



BEDROOMS: 2
BATHS: 1
GARAGE/CARPORT: 1 Car Garage
 Detached
BASEMENT/SUBSTRUCTURE: Partial
 Basement
STYLE: Ranch
ABOVE GRADE SQFT: 1044
SQFT SOURCE: Agent Measured
APX YEAR BUILT: 1900
FIREPLACES: 0
FIREPLACE: None
PRICE PER SQFT: \$76.53

UNIT #:
SUB AREA: Central High School
AREA: South
SCHOOL DISTRICT: 60
TAXES: 571.27
PRIOR TAX YEAR: 2006
ENERGY RATING: None
PROPERTY DISCLOSURE AVAIL: Yes
PROVIDE PROPERTY DISC: Yes
LEAD BASED PAINT DISCLOSURE:
 Seller Not Aware Of, Seller Has No Reports
HOW BUILT: Site Built
FACTORY BUILT TYPE:

LEGAL DESCRIPTION: Lot 11, Block 29, Bessemer
PARCEL NUMBER: 1501306010

DEED PROVIDED: General

WARRANTY PROGRAM: As Is

TOTAL ACRES: 0.141
IRREGULAR LOT SIZE: No
HOA:
ASSOCIATION AMENITIES: None

WATER RIGHTS: No
LOT DIMENSIONS: 50x123
HOA INCLUDES: None

ZONING: R-4
LOT SQFT: 6150

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|-------------------------------|---------------------------------|-------------------------------|------------------------------|--------------------------------------|
| APX UPPER SQFT: 0 | APX MAIN SQFT: 1044 | APX LOWER SQFT: 0 | APX BSMT SQFT: 460 | APX TOTAL GROSS SQFT: 1504 |
| FINISHED UPPER SQFT: 0 | FINISHED MAIN SQFT: 1044 | FINISHED LOWER SQFT: 0 | FINISHED BSMT SQFT: 0 | APX TOTAL SQFT FINISHED: 1044 |
| BD-U: 0 | BD-M: 2 | BD-L: 0 | BD-B: 0 | FB-U: 0 |
| FB-M: 1 | FB-L: 0 | FB-B: 0 | 5PB-U: 0 | 5PB-M: 0 |
| 5PB-L: 0 | 5PB-B: 0 | 3QBT-U: 0 | 3QBT-M: 0 | 3QBT-L: 0 |
| 3QBT-B: 0 | HBT-U: 0 | HBT-M: 0 | HBT-L: 0 | HBT-B: 0 |

| | | | | | | | | | | | | | | | |
|--------------|---|------------------|-------------|-------------|-----|-----------|--------------|------------|-------------|---------------|--------|---------------|--|-----------|------|
| Master Bdrm: | M | Level: Apx Size: | 12 x 10 | Conforming: | Yes | Flooring: | Carpet | Bath Type: | F | Eating Space: | | Formal/Combo: | | Location: | |
| Bedroom 2: | M | | 12 x 9.5 | Yes | | Carpet | 0 | | | | | | | | |
| Bedroom 3: | M | | 25 x 9.3 | No | | Carpet | Q | | | | | | | | |
| Kitchen: | M | | 12.1 x 11 | | | Tile | | | Yes | | | | | | |
| Dining Rm: | | | | | | | | | | | | | | | |
| Laundry Rm: | | | | | | Tile | | | | | | | | | Main |
| Living Rm: | M | | 12.2 x 11.3 | | | Carpet | Family Rm: M | | 14.8 x 11.4 | | Carpet | | | | |

DOCUMENTS ON FILE: No Documents

VARIABLE COMMISSION:

EARNEST MONEY REQUIRED: 500

OCCUPANCY: Vacant

TERMS: Cash, Conventional

CONSTRUCTION: Frame, Brick

ROOF: Composition

HEATING: Natural Gas, Gravity

COOLING: None

WATER HEATER: Gas

ELECTRIC COMPANY: Aquila

SEWER TYPE: City

WATER COMPANY: Pblo Water

WATER: City Water

COMM BA %: 3

COMM TB %: 3

POSSESSION: Funding

EARNEST MONEY TO: FAHTCO

SHOWING INSTRUCTIONS: Lockbox

INTERIOR FEATURES: Ceiling Fan(s), Walk-In Closet(s)

APPLIANCES: Refrigerator, Gas Range Oven, Dryer

PLUMBING: Galvanized Plumbing

OTHER ROOMS: None

EXTERIOR FEATURES: None

WINDOWS: Single Pane

LANDSCAPING: Metal Fence-Rear, Lawn-Rear, Rock-Front,

Trees-Front, Trees-Rear

PATIO/DECK: Porch-Covered-Front, Porch-Open-Rear

IRRIGATION: None

PUBLIC REMARKS: Great starter home or rental. Needs some updating. Quarter bathroom in the 3rd bedroom (has room for an armoire) is a sink & mirror. The 3rd bedroom contains the staircase to the basement. Hardwood floor under carpet of the living room, family room, & the 2 conforming bedrooms. The ceiling is 10' 2 high in all main floor rooms except nonconforming bedroom. New paint in 2 conforming bedrooms and in kitchen. Agent related to sellers.

DIRECTIONS: On Northern Ave, turn north onto Spruce St. and continue for about four blocks. House is on east side of Spruce St.

MLS/AGENT ONLY REMARKS: The National key unlocks the storm door. The Sears key unlocks the door. Both these doors automatically lock when they close. Owner very motivated to sell. Bring all offers.

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LIST DATE: 12/2/2007
ORIGINAL LIST PRICE: \$86,900

DAYS ON MARKET: 149
INTERNET: Yes

CONTRACT DATE:
PHOTO: Provided

LIMITED SERVICE: No

LIMITED SERVICE PROVIDES:



OFFICE NAME: THE SILVERSTONE GROUP INC (#:741)
PHONE: (719) 542-9080
FAX: (719) 546-2450

LISTING AGENT: GEOFFREY MCKINNEY (#:944)
AGENT EMAIL: GEOF.MCKINNEY@YAHOO.COM
PHONE: (719) 248-4615

Information Herein Deemed Reliable but Not Guaranteed