

LAKOTA – PLAY WHERE YOU LIVE

Great single-family home in Lakota Canyon Ranch. Main level master suite, solid surface countertops, gas fireplace, tons of storage and great views! HOA maintains yard, leaving you free time to enjoy the pool and Recreation Center. Golf at the number one rated public course in Colorado! Great home at a great price!

PRICE: \$375,000

LOCATION: Whitehorse Village Patio Homes



“DON'T MISS AN OPPORTUNITY TO LIVE IN THIS GREAT COMMUNITY WITH GOLF, HIKING TRAILS AND A GREAT RECREATION CENTER.”

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: 141 Whitehorse Drive
LEGAL DESCRIPTION: Lot 5 Block A-6, Whitehorse Village
 Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:

Residence: 1,935 square feet
 Lot: 3,161 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: Room
HEAT: Gas forced air

PROPERTY TAXES: \$998.40 (2008)
ASSESSMENTS: \$261/Qtr Homeowners Association
PRICE: \$375,000
TERMS: Cash or New Loan
POSSESSION: Date of delivery of deed at closing
MLS #: 113552

INTERIOR FEATURES:

- Maple hardwood flooring throughout living room, kitchen, dining room and entry. Tiled baths and plush carpeting.
- Solid surface countertops, Alder cabinets and stainless steel appliances.
- All bedrooms ensuite with beautiful fixtures.
- Large master suite offers tons of closet space and private soaking tub.

EXTERIOR FEATURES:

- Two-car garage.
- Upper and lower front porches offers front row views of the Hogback's.
- Back porch for BBQ's and entertaining.
- Maintenance free yard.

AMENITIES:

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

INCLUSIONS:

- Window Coverings.
- Range, Dishwasher, Refrigerator, Microwave and Ceiling Fans

DIRECTIONS:

Castle Valley Blvd to Blackhawk Drive, Turn R on Whitehorse Drive.

Erin Bassett, GRI

Broker Associate
 970.309.3319 cell
 lakotasales@masonmorse.com

Vicki O'Halloran, GRI

Broker Associate
 970.309.1151 cell
 lakotasales@masonmorse.com

Chris Patrick, GRI

Broker Associate
 970.379.2669 cell
 lakotasales@masonmorse.com

Sue Ramsey, GRI

Broker Associate
 970.618.9604 cell
 lakotasales@masonmorse.com

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