

BEAUTY, CLASS, ELEGANCE & GOLF

A masterpiece of quality and design blending high end finishes, superb construction and golf course views! Featuring a main-floor master, granite, natural stone, cherry hardwood flooring, four bedrooms, and four baths. Main-level bedroom/office, family/media room, two separate patios, and oversized garage. Located on a quiet cul-de-sac overlooking the 16th hole, this home will bring luxury to your living!

PRICE: \$589,000

LOCATION: New Castle | Lakota Canyon Ranch

HIGHLIGHTS: From the elegant finishes and attention to detail in design and construction, this gorgeous home overlooks the 16th Fairway. Incredible value!



"TAKE A PEEK AT THE PRICE PER SQUARE FOOT AND COMPARE LUXURY LIVING AT AN INCREDIBLE VALUE!"

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: 93 Spur Drive
LEGAL DESCRIPTION: Lot 20, Filing 4
 Lakota Canyon Ranch Subdivision
CITY: New Castle
COUNTY: Garfield

SQUARE FOOTAGE:

Residence: 4152 square feet
Lot: .19 Acres

BEDROOMS: Four Bedrooms

BATHS: Four Bathrooms

YR BUILT: 2007

UTILITY SERVICES:

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

FIREPLACE: Two-Gas Fireplaces

LAUNDRY: Room

HEAT: FANG

PROPERTY TAXES: \$2,494.12/yr (2008)

ASSESSMENTS: \$66/mo Homeowners Association

PRICE: \$589,000

TERMS: Cash or New Loan

POSSESSION: Date of delivery of deed at closing

MLS #: 113333

INTERIOR FEATURES:

- Main-level master suite with gas fireplace, beautiful natural stone and granite finishes.
- Elegant open floor plan featuring hardwood Cherry floors, Alder cabinetry and doors.
- Main-level second bedroom or great for office space. Pre-wired for ease into office or family room.
- Stainless steel Kitchen Aid appliances.
- Lower-level bedroom separated by family/media room.
- Completely pre-wired for audio visual and security system.

EXTERIOR FEATURES:

- Upgraded decking on the upper level, also features a gas line for your grill.
- Oversized two-car garage.
- Low maintenance landscaping features automatic irrigation.
- Walk-out patio on lower-level, pre-wired for hot tub.

AMENITIES:

- Overlooks the 16th Fairway.
- Located on a quiet cul-de-sac.
- Close to trails and hiking.

INCLUSIONS:

- Range, Dishwasher, Refrigerator, Microwave.

DIRECTIONS:

Castle Valley Blvd Clubhouse Dr, Right on Silverado, Right on Spur, Home on Right.

Erin Bassett, GRI

Broker Associate
 970.309.3319 cell
 ebassett@masonmorse.com

Vicki O'Halloran, GRI

Broker Associate
 970.309.1151 cell
 vdohalloran@masonmorse.com

Chris Patrick, GRI

Broker Associate
 970.379.2669 cell
 cpatrick@masonmorse.com

Sue Ramsey, GRI

Broker Associate
 970.618.9604 cell
 sue@masonmorse.com

* While the information contained herein is deemed reliable, it cannot be guaranteed: Subject to errors, omissions, prior sale, changes or withdrawal without notice.

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.

