

MLS #: R136203A (Active) List Price: \$87,900 (0 Views) **915 Lake Ave Pueblo, CO 81004**



BEDROOMS: 2
BATHS: 2
GARAGE/CARPOR: No Garage
BASEMENT/SUBSTRUCTURE: Partial
 Basement, Unfinished, Stone Foundation
STYLE: 1.5 Story
ABOVE GRADE SQFT: 1240
SQFT SOURCE: Court House
APX YEAR BUILT: 1891
FIREPLACES: 0
FIREPLACE: None
PRICE PER SQFT: \$70.89

UNIT #:
SUB AREA: Central High School
AREA: South
SCHOOL DISTRICT: 60
TAXES: 492.56
PRIOR TAX YEAR: 2010
ENERGY RATING:
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: N 1/2 LOT 31 ALL 32 BLK 4 LAKEWOOD SUB

PARCEL NUMBER: 1502402015

DEED PROVIDED: General

WARRANTY PROGRAM:

TOTAL ACRES: 0.102

WATER RIGHTS: No

ZONING: R-2

IRREGULAR LOT SIZE: No

LOT DIMENSIONS: 37.5X120

LOT SQFT: 4440

HOA: **HOA DUES:**

HOA INCLUDES: None

ASSOCIATION AMENITIES: None

APX UPPER SQFT: 500 **APX MAIN SQFT:** 740 **APX LOWER SQFT:** 0 **APX BSMT SQFT:** 209 **APX TOTAL GROSS SQFT:** 1449

FINISHED UPPER SQFT: 500 **FINISHED MAIN SQFT:** 740 **FINISHED LOWER SQFT:** 0 **FINISHED BSMT SQFT:** 0 **APX TOTAL SQFT FINISHED:** 1240

BD-U: 2 **BD-M:** 0 **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: 1 **HBT-M:** 0 **HBT-L:** 0 **HBT-B:** 0 **QBT-U:** 0 **QBT-M:** 0 **QBT-L:** 0 **QBT-B:** 0

	Level:	Apx Size:	Conforming:	Flooring:	Bath Type:	Eating Space:	Formal/Combo:	Location:
Master Bdrm:	U	18.5x10.5	Yes	Carpet	H			
Bedroom 2:	U	15x10	Yes	Wood	0			
Bedroom 3:								
Bedroom 4:								
Bedroom 5:								
Kitchen:	M	11x11		Vinyl		No		
Dining Rm:	M	18.5x11		Carpet			F	
Laundry:				Carpet				Main
Living Rm:	M	15x12.5		Carpet				
Family Rm:								
Other Rm:	M	18.25x8		Carpet				
Other Rm:								
Other Rm:								

DOCUMENTS ON FILE: No Documents

VARIABLE COMMISSION: No

COMM BA %: 3.0

COMM TB %: 3.0

POSSESSION: DOC

EARNEST MONEY REQUIRED: 500

EARNEST MONEY TO: American Title

OCCUPANCY: Vacant

SHOWING INSTRUCTIONS: Appointment Only, Lockbox

TERMS: Cash, Conventional, VA, FHA

OWNERSHIP: Seller

CONSTRUCTION: Frame, Brick

ROOF: Composition

HEATING: Natural Gas, Forced Air

COOLING: None, Other-See Remarks

WATER HEATER: Gas

ELECTRIC COMPANY: BlackHills

SEWER TYPE: City

WATER COMPANY: Pblo Water

WATER: City Water

INTERIOR FEATURES: New Floor Coverings, New Paint, Hardwood Floors, Window Coverings, Ceiling Fan(s), Smoke Detector, Cable TV

APPLIANCES: Garbage Disposal, Refrigerator, Electric Range Oven

PLUMBING: Copper Plumbing

OTHER ROOMS: Mud Room

EXTERIOR FEATURES: Paved Street, Greenhouse

WINDOWS: Single Pane, Storm Windows, Wood

LANDSCAPING: Sprinkler System-Front, Metal Fence-Rear, Lawn-Front, Rock-Front, Trees-Front, Trees-Rear, Automatic Sprinkler

PATIO/DECK: Porch-Open-Front

IRRIGATION: Sprinkler

PUBLIC REMARKS: This house is MOVE IN READY. Historical character with updated interior. Original door and window hardware throughout. Transom windows with ORIGINAL glass. LARGE two bedrooms with a 1.5 bathrooms. The half bathroom is in the Master Suite which is two bedrooms combined into one. Larger, open kitchen with lots of new cabinets and counter tops. Separate Living Room and Dining Room that are large and provide a lot of space. House is bright with a LOT of natural lighting. Spacious bathroom on main

level. New carpet w/ warranty. Hardwood flooring under the carpet. New paint inside and out. New roof. New landscaping in front to include a new sprinkler system. Greenhouse. Newer furnace is Central Air compatible. Partial basement provides great storage. Landmark designation ready. Agent owned.

DIRECTIONS: From I-25, take Abriendo Avenue Exit 97B. Go to Lake Avenue, turn LEFT. Go to Adams Avenue, turn RIGHT, then make an IMMEDIATE LEFT back onto Lake Ave, crossing over the Bessemer ditch. The house is on the RIGHT. If you hit the Dairy Queen, you passed the house. From Northern Avenue or Pueblo Boulevard, go North. Turn LEFT onto Adams Ave, then LEFT onto Lake Ave.

MLS/AGENT ONLY REMARKS: AGENTS, please have your clients remove their shoes prior to entry. There is brand new carpet, and we want to keep it nice for when your client moves in. THANK YOU!! Please provide showing feedback to David@DavidRGWebb.com. No commission on Seller concessions. House is Agent Owned. Buyer to verify square footage. Sellers will give \$2,000 to Buyers to help pay for a cooling system with a full price offer.

LIST DATE: 7/25/2011

DAYS ON MARKET: 1

CONTRACT DATE:

ORIG LP: \$87,900 **INTERNET:** Yes **DSPLYADDR:** Yes **ALLOWAVM:** No **ALLOWCMMTS:** No **PHOTO:** Provided

LIMITED SERVICE: No

LIMITED SERVICE PROVIDES:

OFFICE NAME: RE/MAX Of Pueblo Inc (#:12)

LISTING AGENT: David Webb (#:2140)

MAIN: (719) 546-1717

AGENT EMAIL: David@DavidRGWebb.com

FAX: (719) 546-1243

CONTACT #: (719) 248-9286

SHOWING #: 0-

Information Herein Deemed Reliable but Not Guaranteed
