

PROPERTY ESSENTIALS



MLS #	Temp-154023	Class	RESIDENTIAL
Status	Partial Listing	Type	Stick Built
Asking Price	\$925,000	Bedrooms	3
Address	168 White Tail Lane	Total Bathrooms	3.00
City	Ridgway	Year Built	2015
County	Ourray	Apx.Total SF	3,023
State	CO	Garage Capacity	2
Zip	81432	Apx.Total Acres	0.919
Area	Log Hill		
Non Branded	Non Branded Virtual		
Virtual Tour	Tour		



LISTING DETAILS

Listing Agent 1	Anthony Litschewski - C: 970-708-8035	REO/Lender Owned	No
Listing Office 1	Dallas Divide Realty LLC - O: 970-708-8035	Possible Short Sale	No
Seller Licensed Y/N	No	Real Estate Included	Yes
Foreign Owned Y/N	No	EM Deposit \$	15000
Listing Agreement	Exclusive Right to Sell	EM Holder	Land Title Guarantee Co
Agency Relationship	Seller's Agent	Preferred Title Comp.	Land Title Guarantee Company
Owner Name	Shaw	Possession	DOD and Funding
Variable Rate Y/N	Yes	Sale/Rent	For Sale
Limited Service Y/N	No	Exchange/Trade Y/N	No
Listing Date	8/25/2021	Listed in other Class Y/N	No
Input Date	8/23/2021 7:44 PM	Picture Count	35
Update Date	8/25/2021	Price Per SQFT	\$305.99
Status Date	8/23/2021	Update Date	8/25/2021 1:41 PM
HotSheet Date	8/23/2021		
Price Date	8/24/2021		
Input Date	8/23/2021 7:44 PM		

PROPERTY DETAILS

Subdv Name	Fairway Pines/Divide Ranch	1/4 Baths	0
Legal/Lot Block	Subd: FAIRWAY PINES ESTATES P.U.D. FILING NO. 1 Lot: 138 S: 31 T: 46 R: 8	1/2 Baths	1
NewCnstrct	No	3/4 Baths	1
Water Front	No	Full Baths	1
Property Attached Y/N	No	Addit Living Quarters	No
Furnished	Unfurnished	Total Office/Den(s)	0
Garage Y/N	Yes	RV Parking	No
Garage Type	Attached Garage	Horse Setup Y/N	No
Carport Y/N	No	Elem. School	Ridgway K-5
Elevation	7900	Middle School	Ridgway 6-8
		High School	Ridgway 9-12

UTILITIES/RIGHTS

Water Supplier	Dallas Creek Water Company	Internet Provider	Century Link
Water Well	No	Water Rights/Irrig.	No
Sewer Supplier	Septic		
Gas Supplier	Black Hills Energy		
Electric Supplier	San Miguel Power Association		

PARCEL/TAX/HOA

Parcel ID #	425531307138	HOA Y/N	Yes
Tax Year	2020	HOA Name	Fairway Pines Property Owners Association
Total Taxes \$	1829.56	HOA Dues Y/N	Yes
Special Assemnt Y/N	No	HOA/Metro Fees	407
		HOA/Metro Fees Freq.	Annually
		HOA Transfer Fees Y/N	Yes
		Covenants Y/N	YES
		Other Transfer Fees Y/N	Yes

MARKETING INFO

IDX Include	Y	Client Hit Count	0
TRANSMIT TO REALTOR.COM	Yes	Agent Hit Count	0
Public MLS Sites Y/N	Yes	VOW Include	Yes
Branded Virtual Tour	Branded Virtual Tour	VOW Address	Yes
		VOW Comment	Yes
		VOW AVM	Yes
		Sign on Property Y/N	No

GREEN CERTIFICATIONS

Green Certification Y/N	No	LEED for Homes Y/N	No
--------------------------------	----	---------------------------	----

HERS Rated Y/N No
Energy Star Qualified Y/N No

NAHB/NGBS-ICC 700 Y/N No
Other Green Cert. Y/N No

FEATURES

CURRENT PROPERTY USE Residential	HEATING FUEL/SOURCE Natural Gas	DOMESTIC WATER SOURCE Public	HOA INCLUSIONS Snow Removal Road Maintenance
POSSIBLE PROPERTY USE Residential	HEATING SYSTEM Floor Radiant	DOMESTIC SEWER SOURCE Septic System	COMMON FACILITIES Club House Golf
ZONING Residential Single Family	FIREPLACE/LOCATION/ TYPE Living Room	APPLIANCE INCLUSIONS Range/Oven Refrigerator Dishwasher Disposal Microwave Double Oven Exhaust Fan Water Purifier	DISCLOSURES Covenants Property Disclosure
LOT SIZE/ACREAGE .5 - .99	WATER HEATER Gas Water Heater	INTERIOR INCLUSIONS Window Coverings Ceiling Fan(s) W/D Hookup Vaulted Ceiling Granite Counters T&G Ceilings Walk In Closet Garage Door Opener Heated Garage	SHOWING INSTRUCTIONS Appointment Required Notice Required Lock Box No Sign USE ShowingTime
PROPERTY DESCRIPTION Wooded Lot Cul-de-sac Golf Course Near Adj to Open Space Corners Marked	COOLING Attic Fan(s)		TERMS Cash Conventional
RESIDENCE STORIES Three Story	DINING Island Eat-in Kitchen Separate Dining		AVAILABLE FOR AUCTION No
CONSTRUCTION TYPE Wood Frame	MASTER BEDROOM LEVEL Main Level		WINDOWS Double Pane Metal Wood
FOUNDATION/ BASEMENT Concrete	STREET DESCRIPTION/ACCESS Paved Cul-de-Sac Public Winter Maintenance		
ROOF Metal	VIEWS Mountains Valley		
SIDING Metal Stone Wood	UTILITIES Electric Natural Gas Internet - DSL Phone - Cell Reception Phone - Landline	EXTERIOR INCLUSIONS Landscaping Patio Deck Gas Grill	
FLOORING Carpet-Partial Hardwood Tile			

DIRECTIONS

Directions County Road 1 to Ponderosa. Ponderosa East about 1 block to Marmot. Take Marmot to White Tail Lane on right. White Tail Lane to 2nd house on right.

PROPERTY DESCRIPTION

Remarks This custom built home in Fairway Pines Estates and the Divide Ranch and Club golf course shows incredible pride of ownership and is the very definition of move-in-ready! The property is located on a cul-de-sac and adjoins open space with a view of Mount Sneffels, the San Juans, and Cimarron mountains from the main and upper level decks. Upon entering the home you will be amazed at the openness and very high quality finishes throughout. In the living room there is a 2-story stone fireplace (gas) with a slate hearth, beam mantle, and forged steel fireplace doors. Just off the living room area there is a separate formal dining area with a wall of windows/doors to take in the forest/valley views. To the west of the living/dining rooms is the true jewel of this home which has to be seen to be believed - an enormous kitchen with some of the highest end finishes and appliances available! When you walk into the kitchen, you'll quickly notice the stainless steel Viking 48" dual fuel double oven /range with a Zephyr range hood. Next to that is the Viking refrigerator/freezer. In the center of the kitchen is a large island with a seating area, built-in drawer-style microwave, wine refrigerator/cooler, and a custom made mahogany counter top. The cabinetry is knotty alder with leaded glass accents and inset door/drawer fronts. To top it off, there are granite counter tops and a slate tile backsplash with decorative accents. The master bedroom is on the east side of the house on the main floor. It has a large walk-in closet, great San Juan views, and a master bathroom with soaking tub, travertine tile, granite counters, and oil-rubbed bronze fixtures/lighting. The shower is absolutely enormous with a built-in bench, decorative tile features, and multi-function shower and rain heads. Going to the 3rd level of the house you have a large loft area that could be used for a multitude of purposes. The loft also has it's own deck with great Cimarron views. The lower level of the house has two large bedrooms which share a very large bathroom with upgraded tile and granite. The south bedroom has direct access to the back patio that runs the full length of the house. There is also a separate TV nook area which also has direct access to the back patio. Finally, on the lower level you have interior access to the oversize two car garage which has built in shelving and a 6'x14' alcove for extra storage or work area. The garage also has in floor heating! Some other items that need to be mentioned concerning the interior of this custom home - knotty alder trim and solid core doors, engineered hickory hardwood flooring with in-floor radiant heat (5 zones), nice beam accents and aspen ceilings in great room, loft, and entry, an amazing amount of windows to take in the natural landscape, two large storage closets (one on main level and one on lower level) which were constructed and prewired for future elevator installation, attic fan and ceiling fans for cooling, and finally a water softener /filter combo for great water. Moving to the exterior you'll find a Trex deck on the main level which runs the length of the house and affords wonderful views of the open space below. There is a newly installed retractable electric awning to provide extra shade. The sellers are including the large grill with smoker which has it's own gas line. The lot has been fire mitigated by the owners through a private contractor.

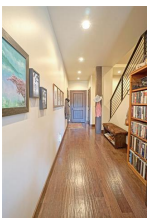
ADDENDUM

Addendum The Fairway Pines Estates are located in the Divide Ranch and Club golf course on Log Hill Mesa which is one of the best kept secrets in Colorado. If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping, fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses.

Clearnetworx is currently installing fiber optic cable in the street for lightning quick internet speeds. All available HOA docs can be found at www.fairwaypinespoa.com. Golf club information can be found at www.dividefanchandclub.com. There is a \$3000 developer transfer fee to be paid by buyer. Founders level golf club membership transfers with the sale of the property. Yearly Founders level golf dues are currently being leased - sellers will check to see if lease is transferrable to the new owners. The following items are excluded from the sale: satellite dish, washer/dryer, front walkway pathway lights, front stairway column lights, two oil-rubbed bronze sconces in the lower level south side bedroom, attached to wall but not hardwired - plaster will be repaired/ repainted appropriately.

SOLD INFO

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.