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COOPERATIVE LISTING INFORMATION SHEET

Address 247 Chicosa Lake Rd Price \$124,000.00
 Legal description Section 23, Township 21N, Range 26E Type property SFR
 Zoning Rural Taxes/Year \$707.88 (2010) Approx age 1996
 Date listed 2/18/2011 Date Sold _____ Date off market _____
 Owners Joseph and Tamara Byrne Occupied by Owners
 How shown By appointment with listing office.

(ROOM SIZES APPROXIMATE)

Builder	<u>Capital homes</u>	Approx. sq. ft.	<u>2026 sq ft</u>	Living rm.	<u>16.3x18.6</u>	# of rooms	<u>10</u>
construction	<u>Manuf.</u>	Type heat	<u>electric</u>	Dining rm.	<u>12.9x11.6</u>	# or bedrooms	<u>3</u>
Roof	<u>Comp.</u>	Type cooling	<u>Swamp</u>	Family rm.	<u>15.1x19.4</u>	# of bathrooms	<u>3</u>
Siding	<u>vinyl</u>	Fireplace	_____	Kitchen	<u>22x112</u>	Lot size	<u>50 acres</u>
Insulation	<u>Yes</u>	Wood stove	<u>yes</u>	Utility rm.	_____	Public utilities	_____
Garage	<u>Attached</u>	Sub-flooring	<u>wood</u>	Mstr. Bedroom	_____	Private utilities	<u>x</u>
Carpport	_____	Floor coverings	<u>Carpet/lin.</u>	#2 bed rm.	<u>10.8x12.8</u>	Paving	<u>No x Yes</u>
Fence	<u>yes</u>	Window coverings	<u>blinds</u>	# 3 bed rm.	<u>10.8x12.8</u>	Other	_____

Appliances: Range x Refrigerator x Disposal Dishwasher x Washer Dryer

Dryer Connection: Gas Electric x none

Property is not in flood boundary as shown by HUD map dated _____

Remarks Located 7 miles from the town of Roy, this home sits on 50 acres across from Chicosa lake. New furnace , water heater and septic tank. Fully fenced and surrounded by 30 fruit trees, 3 fenced and gated garden areas, yard, orchards and garden fully irrigated. Beautiful, peaceful and ready to move into.

Listing Agent: Pamela L Ninneman Phone: 575-445-8477