

**\$169,000.00**



**MLS# 647790**

**ADDRESS: 1940 Biron Rd Montrose**

**Home Information**

Style: Ranch-Split Plan  
Bedrooms: 3  
Bathrooms: 2  
Basement: None  
Square Feet: 1365  
Yr Built/Rem: 2000

**Room Measurements (Approx)**

LR: 15.7 x 19.9  
DR: 9.10 x 11.5  
Fam Rm: None  
Kit: 10.10 x 10  
MBR: 10.4 x 15.3  
BR: 10.3 x 11.11  
BR: 10.3 x 11.11  
Utility: 5 x 7  
Garage: 2 Car Attached

**Property Information**

Area: City  
Lot Size: 8319 Sq Ft  
Zone: Residential  
Taxes: \$808.52  
Earnest Money: \$2000

**Features**

Patio: Yes  
Fireplace: None  
Cooler: Evaporative-Window Unit

Heat: Gas Hot Water Baseboard  
Construction: Wood Frame/Vinyl  
Roof: Composite Shingle

Water Co: City  
Sewer: City  
Hoa/Irr. Water: None

**Remarks:** Wonderful starter home- Ranch with split floor plan! Large simple backyard—ready for family, kids, and pets. Plus, large side area for RV parking/storage & 20 x 12 Storage Shed!

**Inclusions:** Refrigerator, range/oven, dishwasher, microwave and 20 x 12 Storage Shed, ceiling fans

**Exclusions:** Washer and dryer.

The information herein deemed reliable but not guaranteed, subject to verification by the

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