

**304 Virginia Rd  
Bailey, CO 80421**

County: **Park**  
 Locale: **Bailey**  
 Community:



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Recent: **01/15/2016 : NEW**

MLS #: **2366587** Status: **Active**  
 List Date: **01/15/16** List Price: **\$244,900**  
 Status Conditions: **None Known** Original List Price: **\$244,900**  
 Has HOA: **Yes** Tax ID: **45801**  
 INV Blackout Ends: Financial Terms: **\$1,410 (2014)**  
 Title Company: **Fidelity-Bailey**  
 Financial Terms: **Cash, Conventional, FHA, VA,**  
 Earnest \$: **\$2500, Deer Creek Realty**  
 Seller Type: **Individual**  
 Legal Desc: **T07 R72 S29 SW4 BAILEY VIEW LOT 5**  
**29736**

Type: **Detached Single Family** Style: **2 Story**  
 Architecture: **Mountain Contemporary** Year Built: **2003**  
 Construct Details: Model:  
 Time to Completion:  
 Builder Name: **G and G Construction**  
 Heat Fuel: **Gas**  
 Heat Type: **Forced Air**  
 Cooling: **Air Conditioning-Central, Ceiling Fan**  
 Other HVAC:  
 HVAC Detail:  
 Construction: **Frame**  
 Exterior: **Cedar Siding**  
 Roofing: **Composition Shingles**

Total Beds:	<b>3</b>	Upper Sqft:	<b>1,000</b>	PSF Above Grade:	<b>\$244.90</b>
Total Baths:	<b>2</b>	Main Sqft:		PSF Total:	<b>\$163.92</b>
Full Baths:	<b>2</b>	Lower Sqft:		PSF Finished:	<b>\$495.75</b>
3/4 Baths:	<b>0</b>	Above Grade:	<b>1,000</b>	Bsmt Type:	<b>Full, Walk-Out</b>
Half Baths:	<b>0</b>	Basement Sqft:	<b>494</b>	Subfloor:	<b>Slab</b>
1/4 Baths:	<b>0</b>	Total Sqft:	<b>1,494</b>	Bsmt Finished:	<b>Yes</b>
Rough-in:	<b>No</b>	Finished Sqft:	<b>494</b>	% Fully Finished:	
		Other Finished Sqft:		Bsmt Ceiling Height:	<b>9</b>
		Other Finished Sqft Desc:			
		Measurement From:	<b>County Records</b>	Date Measured:	<b>01/12/2016</b>

School District: **Platte Canyon RE-1** Jr High/Middle: **Fitzsimmons**  
 Elementary: **Deer Creek** Sr High: **Platte Canyon**

Appliances: **Dryer, Refrigerator (Kitchen), Stove/Range/Oven, Washer**  
 Flooring: **Carpet, Tile Floor, Vinyl/Linoleum, Wood Floors**  
 Interior Features: **Cable Available, Double Pane Windows, Open Floor Plan, Skylights, Vaulted**  
 Fireplaces: **1, Location(s): Great Room, Type(s): Wood**  
 Exclusions: **Owners Personal Property**  
 Site Type:

	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Description</u>
Upper	<b>2</b>	<b>1</b>	<b>Bathroom (Full)</b>		<b>Upper</b>	
Main	<b>0</b>	<b>0</b>	<b>Bedroom</b>		<b>Upper</b>	
Lower	<b>1</b>	<b>0</b>	<b>Bedroom</b>		<b>Upper</b>	
Bsmt	<b>0</b>	<b>1</b>	<b>Bedroom</b>		<b>Lower</b>	
			<b>Bathroom (Full)</b>		<b>Basement</b>	

Lot Size: **16,248** Walk Score: **26** Water Sources:  
 Acres: **0.37** Lot #: Sewer:  
 Incorporated: Land MLS #: Rights:  
 Zoning: **Residential** Faces:  
 Primary Access:  
 Site Features:  
 Exterior Features:  
 Views:  
 Distance To: Bus: Light Rail: Other:  
 Community Website:  
 Community MLS#:

Total Spaces: Amps Available: Parking & Vehicle Information Features:

Well Type: Permitted Well Uses:  
 Well Depth: Water Tap Paid:  
 Issued Permit #'s:

Multiple HOA's: **HOA/Mgmt Company 2 HOA/Mgmt Company 3**  
 HOA/Mgmt Name: **Bailey View Home Owner Assoc**  
 Contact #: **(303)838-6005**  
 Website:  
 HOA Type: **Self Managed**  
 Fee: **\$10 / Annual**  
 HOA Includes:  
 HOA Transfer Amt: HOA Transfer Based On:  
 Covenants:  
 Other Restrictions:

Partial Owner Type: **Not Applicable** Available Week(s):  
 Owner Type: Remarks:

Available Options:  
 Current Promotions:  
 Public Remarks

**Wonderful Mountain 3 bedroom/2 bathroom Family Home! Priced to Sell! Needs a little TLC, but has been lovingly cared for on the inside. Great Room with Cozy Fireplace, Incredible Mountain Views , Pretty Wood Floors ,Vaulted Ceilings, Big Deck off Great Room, Central Air, Large Dog Run with access to heated kennels in garage, storage shed, 2 care garage, Easy to See! Hurry!**

Broker Remarks

Great opportunity for a wonderful family home in Bailey. Being sold "As-Is"..seller does nothave funds for repairs. ( Needs new garage door, dish washer and garbage disposal. Driveway needs a little work as well). However, you will be surprised how well it shows on the inside! Has been lovingly cared for..this is a great home at a great price..bring your buyers!! Easy to show call Listing Agent Kimberly Hazard 719-492-1238

Directions

Hwy 285 to Bailey,take right, past Cur Throat Cafe around hill to Virginia Rd. Past Town homes..home sits on right.

Listing Agent/Office

Name: [Kimberly Hazard](#)  
Office Name: [DEER CREEK REALTY](#)  
Office Phone: **303-838-5377**  
Email: [kimberlyhazard@yahoo.com](mailto:kimberlyhazard@yahoo.com)  
Phone: **719-632-6320**  
Mobile:  
Agent Fax:  
Office Fax: **303-838-9050**



Buyers Agency: **2.8%**  
Transaction Broker: **2.8%**  
Variable Comm: **Yes**  
Listing Contract: **Exclusive Right**  
Additional Info: **Fix-Up, Quick Move-In, Quick Possession**  
  
Possession: **DOD**  
Submitted Prospect: **No**  
Limited Service: **No**  
Expiration Date: **02/29/2016**

Co-Listing Agent/Office

Name:  
Office Name:  
Office Phone:  
Email:  
Phone:  
Mobile:  
  
Showing Phone: **719-492-1238**  
Showing Email: [kimberlyhazard@yahoo.com](mailto:kimberlyhazard@yahoo.com)  
Showing Notes: **Call Listing Broker Easy to show...2 hour notice**  
No Show Until:

Property History

[Click on the arrow to view History](#)

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Street Name is 'virginia'  
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