



295 AVENUE C, Granby, CO 80446  
MLS #24-1334

Introducing this GEM: beautifully remodeled, 1 level, 3 bedroom, 2 bath single family home with no HOA! 295 Ave C is the perfect fit for people who want in town living with little maintenance. Recently updated kitchen with hickory cabinets and granite counters, primary bath features walk in shower, new LVP, carpeted floors, and paint, this home is in move in condition. Light, bright, airy with vaulted ceilings and wood accents, this home is a charmer. Only one owner; never rented. Bonus: only 2 blocks from high school! Large backyard offer options: garden, garage, deck, or more. Two storage sheds on property currently. Located on Avenue C, which is county, not city. New windows and furnace recently serviced. Literally bring your furniture and enjoy the beautiful space today!

### Contract Information

Property Type	Single Family Res	Listing Member	Erica Kalkofen, ABR, CMAS, CLHMS, RENE Home: 970-531-6860 Fax: 000-000-0000 Mobile: 970-531-6860 <a href="http://realestateandremodeling.com">http://realestateandremodeling.com</a>
Listing Office	Your Home Real Estate & Book Section Remodeling Direct: 970-531-6860	Residential	
Realtor.COM Type	Residential - Single Family	Cumulative DOM	1
Status	Active	Agent Days On Market	1
Begin Date	09/30/2024	End Date	09/30/2025
Status Change Date	09/30/2024	Original List Price	495,000
List Price	495,000	Percent Ownership	Full
Listing Type	Exclusive Right-to-Sell: Seller Agency	Reservations	Not Applicable
Owner	Walker	1st Right of Refusal	No
How To Show	Contact Showing Company		
Showing instructions	Pls make appt; home is occupied FT; need min 2 h notice. No showings prior to 10a.		
List Price Per SqFt	300.55		

### Location, Legal and Taxes

Area	Granby Area	County	Grand
Parcel Number	132932302005	Association Y/N	No
Taxes	1,451.07	Tax Year	2023
Tax Schedule #	R108601	Subdivision	GRANBY
Legal	Subd: MESA TRACTS Lot: 24		



**Erica Kalkofen, ABR, CMAS, CLHMS, RENE**  
Your Home Real Estate & Remodeling

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### Details

<b>Property Condition:</b>	Not Applicable
<b>Miscellaneous:</b>	Minimum Earnest \$: 12,000; Possession: Day of Closing; HOA Transfer Assess.: No; Sales Transfer Tax: No
<b>Access Road Maintain:</b>	County
<b>Water Source:</b>	Community: Tap Paid; Public: n/a; Well: Well In
<b>Sewer Source:</b>	Community: n/a; Public: Tap Paid; Septic: n/a
<b>Utilities:</b>	Electric: Connected; Natural Gas: Connected; Propane Gas: Not Available; Telephone: Unknown; Cable TV: Connected; Heat: Natural Gas; Type Heat: Forced Air
<b>Bathrooms:</b>	Main Bathroom: Three Quarter; Main Bathroom 2: Full
<b>Inclusions:</b>	Dishwasher: yes; Disposal: yes; Furniture: no; Microwave: yes; Oven: yes; Range: yes; Refrigerator: yes; W/D Hookup: yes; Washer/Dryer: yes
<b>Basement:</b>	Basement Type: None; Crawl/Slab: Crawl Space
<b>Fireplace/Wood Stove:</b>	# of Fireplace/Stove: 0; Basement: no; Bedroom: no; Dining Room: no; Family Room: no; Kitchen: no; Living Room: no; Master Bedroom: no; Fireplace Remarks: none
<b>Construction:</b>	Frame; Modular - UBC
<b>Property/Rental Mgmt:</b>	Short Term Rentals Allowed: Yes; STR Remarks: Possible; Long Term Rental Rem: Possible
<b>Schools:</b>	Elementary School: Granby; High School: Middle Park; Jr High School: East Grand
<b>Description:</b>	Addl Parking; Cable Installed; Laundry Main Fl; Level; Master Suite; New Paint; Newer Carpet; No Covenants; Remodeled; RV Parking; Skylight; Sun Room; Vaulted Ceiling
<b>Lot Features:</b>	Back Yard; Level; Many Trees; Rectangular Lot
<b>Terms:</b>	1031 Exchange; Cash; Conventional; FHA; VA Loan
<b>Possible Usage:</b>	Residential; Lease Term: Both Short & Long

FIRPTA (Foreign Investment in Real Property Act) No  
Common Road Name Avenue C

County Road Remarks NA  
Metro District No

**Special Listing Conditions:** Real Estate Owned: No; Short Sale: No

### General Property Description

Approved by MLS Yes  
Total SqFt 1,697  
Year Built 1995  
Lot Size 93x114  
Acres Remarks Flat lot  
Total Bathrooms 2  
Garage Type none  
Garage Remarks Room to build  
Main SqFt 1,647  
Finished SqFt 1,647  
Style One Level  
Acres 0.30  
Total Bedrooms 3  
Total Full Baths 2  
Garage Stalls 0

### Remarks

Private Remarks Home is owner occupied; need at least 2h notice. No showings prior to 10a. Pls schedule with ShowingTime. Home is on community well. Owner motivated.  
Directions From Hwy 40, turn right on 4th street. Go up hill to Avenue C. Turn left. Home is about halfway down on north side. From Hwy 34, turn onto Cty Rd 61 (cut off road), continue over hill to Avenue C. Turn left. Home is about halfway down on north side.

Room Name	Level	Length	Width	Area	Remarks
Kitchen	First	13	12	156	Remodeled, storage
Living Room	First	26	18	468	Open space
Master Bedroom	First	14	14	196	New carpet
Bedroom 2	First	13	12	156	New carpet
Bedroom 3	First	10	12	120	New carpet
Laundry	First	10	8	80	Storage
Dining Room	First	9	10	90	Morning Room

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Erica Kalkofen, ABR,CMAS,CLHMS,RENE on Monday, September 30, 2024 9:34 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.