

MLS #: R197283A (Active) List Price: \$430,000 (29 Hits)

346 S McCulloch Blvd W Pueblo West, CO 81007



Bedrooms: 3
Baths: 3
Garage/Carport: 2 Car Garage Attached
Basement/Substructure: No Basement, Crawl Space, Poured Concrete
Style: Tri-Level
Above Grade SqFt: 1260
SqFt Source: Court House
Apx Year Built: 1978
Fireplaces: 1
Fireplace: 2 Way, Living Room, Woodburning
Price Per SQFT: \$341.27
Price Per/SqFt Finished: \$269

Unit #:
Sub Area: Pueblo West Acreage
Area: Pueblo West
School District: 70
County: Pueblo
Taxes: 1800.00
Prior Tax Year: 2020
Energy Rated:
Energy Rating:
Property Disclosure Avail: Yes
Provide Property Disc: Yes
Lead Based Paint Disclosure: Seller Not Aware Of, Seller Has No Reports
How Built: Site Built
Factory Built Type:

Legal Description: LOT 31 BLK 3 TR 306 PUEBLO WEST
Parcel Number: 606406003
Total Acres: 2.13
Irregular Lot Size: Yes
HOA: HOA Dues: HOA Includes: None
Association Amenities: None
New Construction: No
Est Completion Date: Construction Status:
Apx Upper SqFt: 568 **Apx Main SqFt:** 692 **Apx Lower SqFt:** 336 **Apx Bsmt SqFt:** 0 **Apx Total Gross SqFt:** 1596
Finished Upper SqFt: 568 **Finished Main SqFt:** 692 **Finished Lower SqFt:** 336 **Finished Bsmt SqFt:** 0 **Apx Total SqFt Finished:** 1596
Total Below Finished SqFt: 336 **Total Below Grade SqFt:** 336
FrmIDng: Yes **LndryLoc:** Lower **Bd-U:** 3 **Bd-M:** 0 **Bd-L:** 0 **Bd-B:** 0

	Level	Apx Size	Conforming	Flooring	Bath Type		U	M	L	B
Master Bdrm	Upper	15x14	Yes	Carpet	F	5 Piece	0	0	0	0
Bedroom 2	Upper	11x11	Yes	Carpet	0	Full Bath	1	0	0	0
Bedroom 3	Upper	11x11	Yes	Carpet	0	3/4 Bath	1	0	1	0
Bedroom 4						1/2 Bath	0	0	0	0
Bedroom 5						1/4 Bath	0	0	0	0
Kitchen	Lower	13x10		Vinyl						
Dining Room	Lower	13x10		Vinyl						
Laundry				Vinyl						
Living Room	Main	24x18		Carpet						
Family Room	Main	12x15		Carpet						
Other Room										
Other Room										
Other Room										

Documents on File: No Documents
Comm BA % or \$: 2.25 **Comm TB % or \$:** 2.25
Earnest Money Required: 5000
Occupancy: Owner
Terms: Cash, Conventional, VA Loan, FHA
Possession: See Remarks
Exclusions: Personal items, propane tank, some yard decorations.

Variable Commission: Yes
Commission on Seller Concessions: No
Earnest Money To: Land Title
Showing Instructions: Appointment Only, Lockbox
Ownership: Estate Owned
Interior Features: Window Coverings, Smoke Detector/CO, Garage Door Opener, Walk-In Closet(s), Walk-in Shower
Appliances: Dishwasher, Refrigerator, Electric Range Oven, Washer, Dryer
Plumbing: Copper Plumbing, Plastic Plumbing
Other Rooms: None
Exterior Features: Paved Street, Barn, Corral/Stable, Horses Allowed, RV Parking, Hot Tub-Free Standing, Bluff Site, Mountain View
Windows: Double Pane, Wood
Landscaping: Rock-Front, Rock-Rear, Trees-Front
Patio/Deck: Porch-Covered-Front, Deck-Open-Rear
Irrigation: None
Garage: Yes
Attached Garage: Yes
Garage Spaces: 2.00

Public Remarks: Spectacular views await from this custom built tri-level home nicely situated on an elevated 2.13 acre parcel in Pueblo West. This home is in excellent condition and features 3 bedrooms, 2.5 baths, and a 2-car attached garage. Prepare to stay warm while gathering around the large 2-sided brick fireplace. The property is well equipped for those searching for an equestrian setup; including a barn and fenced corral area. A low maintenance deck extends from the living area for outside enjoyment.

Directions: From Hwy 50, go south/west/south on W. McCulloch Blvd. Property will be on the left-hand side of W. McCulloch Blvd about 1/2 block south of McCulloch Ln.

MLS/Agent Only Remarks: Call Listing Broker at 719-568-1675 to schedule a showing appointment. Supra Lockbox is located on walk-in door to the garage on the north side of home. Please access through garage, not through front door. Front door deadbolt isn't currently operational, so just leave it locked as-is. Please follow any current Covid-19 guidance. CTME Contract ready. When writing an offer, please allow adequate time for Septic Inspection/Pumping/Certification to be completed prior to closing.

List Date: 10/29/2021 **Days On Market:** 6 **Contract Date:** **Appointment Contact #:** 719-568-1675

Orig LP: \$430,000 **Internet:** Yes **DsplyAddr:** Yes **AllowAVM:** No **AllowCmmts:** No **Photo:** N/A-Land

Listing Office: MB-Peoples Choice (#:110)

Main: (719) 546-3227

Fax: (719) 562-9392

Showing #: (719) 546-3227

Listing Agent: Joshua Chapman (#:443)

Agent Email: joshchap1@gmail.com

Contact #: (719) 546-3227

Information Herein Deemed Reliable but Not Guaranteed

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