



RE/MAX

Mountain West

Offer Information

Seller: Special Reserve, LLC

Property Address: 40958 Beaver Trail Lane, Paonia, CO 81428

Legal Description: Lot 7, Electric Mountain Recreation Subdivision (6.21 ac)
Schedule #R000086 Section 28, T11s, R91W, 6th P.M.

Earnest Money (Payable to RE/MAX Mountain West): \$10,000

Inclusions: Hot tub, pool table, most furnishings, dishwasher, range, refrigerator, window coverings, 2 above ground gas tanks, storage sheds.

Exclusions: Some furnishings to include log bed and dressers in master bedroom, round table in living room, one fuel tank.

Possession: Closing

Listing Agent (s): Bob Lario (Direct) 527-7756 (Cell) 970-234-7756
Linda Lario (Direct) 527-7759 (Cell) 970-234-4736
Office #: 527-4877 Fax: 527-4879

Source of Water Addendum Attached Not Applicable
See SPD

Lead Base Paint Disclosure Attached Not Applicable

Seller's Property Disclosure Attached Not Applicable

Square Footage Disclosure Attached Not Applicable

RE/MAX Mountain West

225 Grand Ave

Mailing Address: P.O. Box 778 • Paonia, CO 81428

Main Office: 970-527-4877 • Main Fax: 970-527-4879