

Seller's Remarks

- ✚ Built in 1903, the house was remodeled in the 1960s and then in 2004 by the present owner
- ✚ During the 2004 remodel, the following new items were installed: roofs on house, guesthouse and garage; bedroom ceiling fans; light fixtures; bathroom sink and floor tile; wallpaper throughout; kitchen floor; gas heater, beadboard and Saltillo tile floor in sun room; window boxes
- ✚ In 2022, the entire interior was repainted; new curtains were installed in guest room, sunroom and guesthouse; new closet doors installed in guest room
- ✚ The basement could be finished into a third bedroom and/or bathroom/home office/family room
- ✚ The sunroom has two outside entrances and was probably a bedroom at one time; it would also make a great home office or plant room
- ✚ The guesthouse was used by the owners in the 1960s as a summer bedroom. A gas line could be run from the house and a bathroom installed on the back
- ✚ The backyard has a clothesline available with pole dug up and placed with line in northwest corner of yard
- ✚ The garden shed was built in 2004 and used to store tools; it would also make a great chicken coop
- ✚ The extra-large lot has excellent gardening potential with numerous flowering trees and garden spaces; you might have enough land left over to build a workshop!
- ✚ This home has been cherished by our family for almost 20 years. We love the house, land, sky, mountains and beauty of Paonia, and we pass this home to the new owners with our best wishes for peace, tranquility and enjoyment!

– All the best, Kathy Hansel