



# 49750 US Highway 24, Burlington 80807

IRES MLS #: 999772

\$295,000

Type: Residential-Detached

Status: Active

## LOCATION INFORMATION

Locale: Burlington

County: Kit Carson

Subdivision: NA

Legal: Tract in E1/2 of Section 31-T8S-R43W of the 6th P.M.

## BUILDING INFORMATION

Total SqFt All Lvl: 2574 (\$115/SF)

Basement SqFt: 832

Total Finished SqFt: 2574 (\$115/SF)

Lower Level SqFt:

Finished SqFt w/o Bsmt: 1742 (\$169/SF)

Main Level SqFt: 1742

Upper Level SqFt:

Addl Upper Lvl:

# Garage Spaces: 2

Garage Type: Attached

Garage SqFt: 780

Year Built: 1980

SqFt Source: Assessor records

New Const: No

Builder:

Model:

## SCHOOL INFORMATION

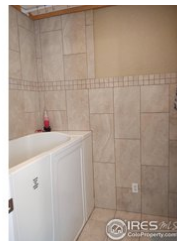
Elementary: Burlington  
Middle/Jr.: Burlington  
High School: Burlington  
School District: Burlington Re-6j

## LOT INFORMATION

Lot SqFt: 36,155  
Approx. Acres: 0.83  
Elec: KC Electric  
Water: Private Well  
Gas: Black Hills  
PIN: Zoning: None  
Waterfront: No Water Meter: No  
Water Rights: No Well Permit #: TBD  
Taxes/Yr: \$1,068/2022  
1st HOA: No  
2nd HOA: No  
Metro Dist: No

## COMMENTS

**Listing Comments:** This ranch-style home is located on the outskirts of Burlington and situate on a large site which offers endless possibilities to create your own perfect outdoor space, be it a garden, play area, or space for relaxation and entertainment. Home features nice wood flooring throughout main level except kitchen and baths (ceramic tile). The large master suite features a walk-in bathtub with shower and walk-in closet. Basement is mostly finished and contains a rec./family room (easily converted to (...))



LO: Hendricks Realty Inc LA: Debra Miller

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**PROPERTY FEATURES****EXTERIOR:**

**Style:** 1 Story/Ranch  
**Construction:** Wood/Frame  
**Roof:** Composition Roof

**INTERIOR:**

**Basement/Foundation:** Partial Basement  
**Heating:** Forced Air  
**Cooling:** Central Air Conditioning  
**Inclusions:** Gas Range/Oven  
**Primary Bedroom/Bath:** Full Primary Bath

**OTHER:**

**Utilities:** Natural Gas, Electric  
**Water/Sewer:** Well, Septic  
**Ownership:** Private Owner  
**Possession:** Delivery of Deed  
**Property Disclosures:** No Property Disclosure  
**Flood Plain:** Minimal Risk  
**Possible Usage:** Single Family  
**New Financing/Lending:** Cash, Conventional

**BEDROOMS AND BATHROOMS**

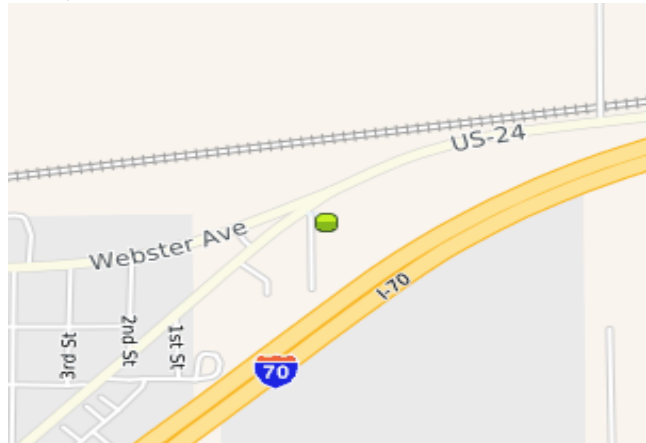
**Bedrooms:** 2      **Baths:** 3      **Rough Ins:** 0

<u>Baths</u>	<u>Bsmt</u>	<u>Lwr</u>	<u>Main</u>	<u>Upr</u>	<u>Addl</u>	<u>Total</u>
Full	1	0	1	0	0	2
3/4	0	0	1	0	0	1
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform:** Yes

<u>Rooms</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Floor</u>
Primary Bdrm	M	0	0	Wood
Bedroom 2	M	0	0	Wood
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Bedroom 6	-	-	-	-
Dining room	M	0	0	Wood
Family room	M	0	0	Wood
Great room	-	-	-	-
Kitchen	M	0	0	Ceramic Tile
Laundry	B	0	0	Concrete
Living room	M	0	0	Wood
Rec room	-	-	-	-
Study/Office	-	-	-	-



**LO:** Hendricks Realty Inc **LA:** Debra Miller



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Prepared By: Debra Miller - Nov 17, 2023, 1:01:55 PM

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