

35 S Center Street, Escalante, UT 84726		104110 Residential Active \$450,000																																																				
<i>Provided as a courtesy of</i> Rosa Lee White Bryce Canyon Real Estate 15 S Redrock Drive PO Box 60 Cannonville, UT 84718 Mobile - (801) 850-4337 utahrose@gmail.com http://www.brycecanyonrealestate.com License #: 124109-AB00																																																						
Total Bedrooms: 4 Half Baths: 0 Garage Type: None Fireplaces: Woodstove Year Built: 1923 Upstairs SqFt: 1,200 Total SqFt: 3,600 Jr. High:	Lofts: 0 Subdivision: Not Applicable Basement: Yes Lot Dimensions: HOA: No Main SqFt: 1,200 Square Foot Source: County Records Sr. High:	Full Baths: 3 Garage Capacity: 0 Style: Two Story Lot Acres: 0.50 PUD: No Basement SqFt: 1,200 Elementary:																																																				
MLS Area: 12 – Outside Iron, Beaver, Washington Cntys County: Garfield HOA Dues \$: Total Taxes: 1,265	Zoned: Res/Comm Tax Acct #: 158-44-5601 HOA Dues Frequency:	Parcel Number: 158-44-5601 Senior Community: Special Taxes (SID)\$:																																																				
Type: Single Family	For Sale or Rent: For Sale	Comp Buyer/Broker: 2.5																																																				
Financing Remarks:																																																						
Directions: Public Remarks: Zoned for STR or Commercial! Historic Ranger home - beautifully restored. Three bedrooms, two baths upstairs, one bed/bath on the main. And did you see those built-ins? Magnificent! Beautiful brick work, fabulous front porch with tile accent. Perfect for your getaway, primary residence, short term rental or commercial business. 1/2 share water included. Escalante is the perfect base to see Bryce Canyon National Park, Capitol Reef National Park, Grand-Staircase National Monument, Kodachrome Basin State Park, and Escalante Petrified Forest State Park.																																																						
Property Condition: Existing Occupancy: Owner Level % Finished: % Finished Upper: 100; % Finished Main: 100; % Finished Basement: 30 Appointment: Call Listing Office Terms of Sale: Cash; Conventional Construction: Brick Utilities: Culinary, City; Electricity; Propane; Secondary Water; Sewer Water Heater: Electric	Floor Covering: Hardwood; Wall-Wall Carpet Patio/Deck: Patio Covered Roof: Asphalt Shingles Air Conditioning: Evaporative Landscaping: Landscaped - Full; Sprinkler - Part Heating: Baseboard; Forced Air; Propane Appliances: Complete Range; Dishwasher; Dryer; Microwave; Refrigerator; Washer	Inside Inclusions: Window Coverings Basement: Walk Out/Daylight Outside Inclusions: Animal Rights; Storage Shed Accessibility: Paved; Year Round Access Water Rights/Shares: Shares Owned Sale Type: Conventional Assoc Dues Cover: None																																																				
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