

Provided as a courtesy of
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 Bryce Canyon Real Estate
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Total Bedrooms:	4	Lofts:	0	Full Baths:	3
Half Baths:	0	Subdivision:	Not Applicable	Garage Capacity:	0
Garage Type:	None	Basement:	Yes	Style:	Two Story
Fireplaces:	Woodstove	Lot Dimensions:		Lot Acres:	0.50
Year Built:	1923	HOA:	No	PUD:	No
Upstairs SqFt:	1,200	Main SqFt:	1,200	Basement SqFt:	1,200
Total SqFt:	3,600	Square Foot Source:	County Records	Elementary:	
Jr. High:		Sr. High:			

MLS Area:	12 – Outside Iron, Beaver, Washington Cntys	Zoned:	Res/Comm	Parcel Number:	158-44-5601
County:	Garfield	Tax Acct #:	158-44-5601	Senior Community:	
HOA Dues \$:		HOA Dues Frequency:		Special Taxes (SID)\$:	
Total Taxes:	1,265				

Type:	Single Family	For Sale or Rent:	For Sale
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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.

<p>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</p>	<p>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</p>	<p>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</p>
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Room Name	Level	Remarks	Room Features	Room Name	Level	Remarks	Room Features	Room Name	Level	Remarks	Room Features
Living Room	Main	Historical built-ins, woodstove		Office	Main			Bedroom 4	Upper		
Kitchen	Main	Updated		Bedroom 2	Upper			Full Bathroom	Upper		
Full Bathroom	Main			Bedroom 3	Upper			Full Bathroom	Upper		
Bedroom 1	Main										

List Price: 450,000