


60 E 300 S, Escalante, UT 84726		<b>104117 Residential Active \$370,000</b>																																								
<i>Provided as a courtesy of</i> <b>Rosa Lee White</b> Bryce Canyon Real Estate 15 S Redrock Drive PO Box 60 Cannonville, UT 84718 Mobile - (801) 850-4337 <a href="mailto:utahrose@gmail.com">utahrose@gmail.com</a> <a href="http://www.brycecanyonrealestate.com">http://www.brycecanyonrealestate.com</a> License #: 124109-AB00																																										
<b>Total Bedrooms:</b> 3 <b>Half Baths:</b> 0 <b>Garage Type:</b> Attached <b>Fireplaces:</b> Woodstove <b>Year Built:</b> 1929 <b>Upstairs SqFt:</b> 661 <b>Total SqFt:</b> 1,819 <b>Jr. High:</b>	<b>Lofts:</b> 0 <b>Subdivision:</b> Not Applicable <b>Basement:</b> Yes <b>Lot Dimensions:</b> <b>HOA:</b> No <b>Main SqFt:</b> 966 <b>Square Foot Source:</b> Appraiser <b>Sr. High:</b>	<b>Full Baths:</b> 2 <b>Garage Capacity:</b> 1 <b>Style:</b> Two Story <b>Lot Acres:</b> 1.51 <b>PUD:</b> No <b>Basement SqFt:</b> 192 <b>Elementary:</b>																																								
<b>MLS Area:</b> 12 – Outside Iron, Beaver, Washington Cntys Garfield <b>County:</b> Garfield <b>HOA Dues \$:</b> <b>Total Taxes:</b> 1,047	<b>Zoned:</b> R <b>Tax Acct #:</b> e-252 <b>HOA Dues Frequency:</b>	<b>Parcel Number:</b> 04-0022-0252 <b>Senior Community:</b> <b>Special Taxes (SID)\$:</b>																																								
<b>Type:</b> Single Family	<b>For Sale or Rent:</b> For Sale	<b>Comp Buyer/Broker:</b> 2.5																																								
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<b>Directions:</b> <b>Public Remarks:</b> Main floor has beautiful historical woodwork, 2 bedrooms, 1 bath. 1.5 acre lot with incredible views! Water shares leased, lease will transfer to buyer. 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.																																										
<b>Property Condition:</b> Existing <b>Occupancy:</b> Owner <b>Level % Finished:</b> % Finished Upper: 100; % Finished Main: 100; % Finished Basement: 30 <b>Appointment:</b> Call Listing Office <b>Terms of Sale:</b> Cash; Conventional <b>Construction:</b> Brick <b>Utilities:</b> Culinary, City; Electricity; Propane; Sewer <b>Water Heater:</b> Electric	<b>Floor Covering:</b> Hardwood; Laminate Floors; Tile; Wall-Wall Carpet <b>Energy Conservation:</b> Wood Stove <b>Patio/Deck:</b> Porch <b>Roof:</b> Metal <b>Air Conditioning:</b> Evaporative <b>Landscaping:</b> Fenced Partial; Landscaped - Part; Sprinkler - Part <b>Heating:</b> Forced Air; Other - See Remarks	<b>Appliances:</b> Complete Range; Dryer; Refrigerator; Washer <b>Inside Inclusions:</b> Window Coverings <b>Basement:</b> Walk Out/Daylight <b>Outside Inclusions:</b> Animal Rights; Storage Shed <b>Accessibility:</b> Paved; Year Round Access <b>Sale Type:</b> Conventional <b>Assoc Dues Cover:</b> None																																								
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