

Provided as a courtesy of

Rosa Lee White

Bryce Canyon Real Estate
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License #: 10124109-AB00



Total Bedrooms:	3	Lofts:	0	Full Baths:	2
Half Baths:	0	Subdivision:	Not Applicable	Garage Capacity:	1
Garage Type:	Attached	Basement:	Yes	Style:	Two Story
Fireplaces:	Woodstove	Lot Dimensions:		Lot Acres:	1.51
Year Built:	1929	HOA:	No	PUD:	No
Upstairs SqFt:	661	Main SqFt:	966	Basement SqFt:	192
Total SqFt:	1,819	Square Foot Source:	Appraiser	Elementary:	
Jr. High:		Sr. High:			

MLS Area:	12 – Outside Iron, Beaver, Washington Cntys	Zoned:	R	Parcel Number:	04-0022-0252
County:	Garfield	Tax Acct #:	e-252	Senior Community:	
HOA Dues \$:		HOA Dues Frequency:		Special Taxes (SID)\$:	
Total Taxes:	1,047				

Type:	Single Family	For Sale or Rent:	For Sale
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Financing Remarks:**Directions:**

Public Remarks: STR potential! Currently upstairs is a STR, with 1 Bed/1 Bath. 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.

Property Condition: Existing	Floor Covering: Hardwood; Laminate Floors; Tile; Wall-Wall Carpet	Appliances: Complete Range; Dryer; Refrigerator; Washer
Occupancy: Owner	Energy Conservation: Wood Stove	Inside Inclusions: Window Coverings
Level % Finished: % Finished Upper: 100; % Finished Main: 100; % Finished Basement: 30	Patio/Deck: Porch	Basement: Walk Out/Daylight
Appointment: Call Listing Office	Roof: Metal	Outside Inclusions: Animal Rights; Storage Shed
Terms of Sale: Cash; Conventional	Air Conditioning: Evaporative	Accessibility: Paved; Year Round Access
Construction: Brick	Landscaping: Fenced Partial; Landscaped - Part; Sprinkler - Part	Sale Type: Conventional
Utilities: Culinary, City; Electricity; Propane; Sewer	Heating: Forced Air; Other - See Remarks	Assoc Dues Cover: None
Water Heater: Electric		

Room Name	Level	Remarks	Room Features	Room Name	Level	Remarks	Room Features	Room Name	Level	Remarks	Room Features
Master Bedroom	Main			Living Room	Main		Fireplace	Bedroom 3	Upper		
Bedroom 2	Main			Kitchen	Main			Three-Quarter Bathroom	Upper		
Full Bathroom	Main										

List Price: 350,000