


290 S 200 W, Panguitch, UT 84759		<b>106368 Residential Active \$255,000</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> None <b>Fireplaces:</b> None <b>Year Built:</b> 1974 <b>Upstairs SqFt:</b> 0 <b>Total SqFt:</b> 1,171 <b>Jr. High:</b> Panguitch	<b>Lofts:</b> 0 <b>Subdivision:</b> Not Applicable <b>Basement:</b> No <b>Lot Dimensions:</b> <b>HOA:</b> No <b>Main SqFt:</b> 1,171 <b>Square Foot Source:</b> County Records <b>Sr. High:</b> Panguitch	<b>Full Baths:</b> 1 <b>Garage Capacity:</b> 0 <b>Style:</b> Cottage/Bungalow <b>Lot Acres:</b> 0.31 <b>PUD:</b> No <b>Basement SqFt:</b> 0 <b>Elementary:</b> Panguitch																																													
<b>MLS Area:</b> 10 – Panguitch, Panguitch Lake, Bryce Cnyn Vlg Garfield <b>County:</b> Garfield <b>HOA Dues \$:</b> <b>Total Taxes:</b> 647.12	<b>Zoned:</b> R <b>Tax Acct #:</b> P-369-2 <b>HOA Dues Frequency:</b>	<b>Parcel Number:</b> 07-0063-0710 <b>Senior Community:</b> No <b>Special Taxes (SID)\$:</b>																																													
<b>Type:</b> Single Family		<b>For Sale or Rent:</b> For Sale																																													
<b>Comp Buyer/Broker:</b> 3																																															
<b>Financing Remarks:</b>																																															
<b>Directions:</b> From main and center in downtown Panguitch, travel south on Main Street. Turn right onto W 300 S.. The corner property is two blocks down on the right. <b>Public Remarks:</b> Charming cottage in the town of Panguitch. This 3 bed 1 bath is a perfect retirement or starter home. Cozy, wood-burning stove. The fully-fenced yard includes a storage shed and several mature trees with access to irrigation. Located just over 20 minutes to Panguitch lake and 30 minutes to Bryce Canyon National Park.																																															
<b>Property Condition:</b> Existing <b>Occupancy:</b> Renter <b>Level % Finished:</b> % Finished Upper: 0; % Finished Main: 100; % Finished Basement: 0 <b>Possession:</b> Upon Closing <b>Appointment:</b> Call Listing Office; Call Listing Agent <b>Terms of Sale:</b> Cash; Conventional; FHA <b>Construction:</b> Frame; Masonite <b>Utilities:</b> Culinary, City; Electricity; Irrigation; Sewer <b>Water Heater:</b> Electric	<b>Floor Covering:</b> Tile; Wall-Wall Carpet <b>Energy Conservation:</b> Ceiling Fan; Double Pane; Wood Stove <b>Patio/Deck:</b> None <b>Roof:</b> Asphalt Shingles <b>Air Conditioning:</b> None <b>Landscaping:</b> Fenced Full; Landscaped - Part <b>Heating:</b> Other - See Remarks <b>Appliances:</b> Complete Range	<b>Inside Inclusions:</b> None <b>Basement:</b> No Basement <b>Outside Inclusions:</b> Storage Shed <b>Accessibility:</b> Year Round Access <b>Assessments/SID:</b> None <b>Water Rights/Shares:</b> None <b>Sale Type:</b> Conventional <b>Assoc Dues Cover:</b> None																																													
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<b>List Price:</b> 255,000																																															

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