

1151 FAIRWAY CLUB CIRCLE 2, ESTES PARK, CO 80517

Contract Preparation Information

SELLER(S): Michael B McNaughton *Seller is NOT a foreign person for FIRPTA
LARIMER CTY LEGAL: UNIT 2, FAIRWAY CLUB PH II CONDO, LAUREL BLDG, EP
TITLE COMPANY: Ascent Escrow & Title
DEED: Seller will issue a Special Warranty Deed
POSSESSION: Post-Closing Occupancy Preferred to November 19, 2021
INCLUSIONS: Gas Range, Double Oven, Dishwasher, Refrigerator, Microwave, Clothes Washer & Dryer
EXCLUSIONS: Owner's Personal Property
EARNEST MONEY: \$7,000 Check or Wire Transfer to be held by Title Company
HOA CONTACT: Jennie Esarey, Secretary (970) 586-6411
HOA FEE: \$350 per month
HOA FEE INCLUDES: All exterior maintenance and insurance, landscaping (grass, trees), snow removal (driveways & sidewalks), water, sewer, exterior insurance, paving
SELLER PREFERENCES: Post-Closing Occupancy Preferred to November 19, 2021

Utilities:

Xcel Energy Gas	High \$ 92.34	Low \$17.65	Average \$ 47.85
Electric	High \$ 70.73	Low \$ 20.42	Average \$ 64.32
2020 Taxes	\$ 2,507.25		
Sanitation	Estes Park Sanitation District		

Disclosures, addendums, additional property features, etc. can be found in the documents section of the MLS

Please be sure a Proof of Funds and/or Pre-Qualification Letter from the Buyer's Lender are included with the Contract to Buy and Sell.

New Roots Real Estate License # EC.100067760 / Alissa Anderson License # ER.100042780

Alissa Anderson

Broker & Owner | CNE, CMAS, EcoBroker
Estes Valley Realtor of the Year 2019
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