

1600 WAPITI CIRCLE #51, ESTES PARK, CO 80517

Contract Preparation Information

SELLER(S): Melodee Blevins (Seller is not a foreign person for FIRPTA)

LEGAL ADDRESS: CONDOMINIUM UNIT NO. 51, ELK RIDGE CONDOMINIUMS, ESTES PARK, COLORADO, ACCORDING TO THE CONDOMINIUM MAP OF THE ELK RIDGE CONDOMINIUMS SUPPLEMENTAL MAP NO. 10 RECORDED ON SEPTEMBER 13, 2001 AT RECEPTION NO. 2001082031, AND AS DEFINED BY THE SECOND AMENDED AND RESTATED CONDOMINIUM DECLARATION FOR ELK RIDGE CONDOMINIUMS RECORDED OCTOBER 23, 2015 AT RECEPTION NO. 20150071096, AND ANY SUPPLEMENTS THERETO, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY OF LARIMER, STATE OF COLORADO

TITLE COMPANY: Ascent Escrow & Title Company

DEED: Seller will issue a Special Warranty Deed

POSSESSION: Closing & Disbursement of Funds

INCLUSIONS: Electric Range & Oven, Dishwasher, Refrigerator and Microwave

EXCLUSIONS: Owner's Personal Property

EARNEST MONEY: \$10,000 Check or Wire Transfer to be held by Title Company

HOA CONTACT: Elk Ridge Condominiums

HOA FEE: \$370 / month

HOA FEE INCLUDES: Landscaping, exterior maintenance, exterior insurance, trash, snow removal

SELLER PREFERENCES: Seller would like to stay through September, maybe even into October

2022 Utilities:

Xcel Energy Gas	High \$	Low \$	Average \$
Town of Estes Park Electric & Water	High \$ 256.78	Low \$ 125.76	Average \$ 167.69
2021 Taxes	\$ 2,852.72		
Estes Park Sanitation District	\$131 per Quarter		

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

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

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

Alissa Anderson
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Estes Valley Realtor of the Year 2019
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