

## 313 Dakota Avenue – Simla, CO 3 Bedroom Brick Home on 1/3 Acre



**Only \$185,000**  
**14 Month Home Warranty**

Custom brick rancher all on one level. Pride in ownership, ready to move in. All electric. Lots of updates including Marvin vinyl, dual pane, low E windows (except bdrm. 2); tile & carpet floors; kitchen remodel; new shingles in 2002 & much more. Large corner lot with trees and landscaping. Family room currently used as dining room. Office with private entrance could be 4<sup>th</sup> bedroom. 2 brick wood burning fireplaces sit back to back between living room & family room for added comfort on cold winter nights. Several interior brick wall accents. Unique swirled ceilings throughout. Radiant electric ceiling heat with individual room thermostats provide uniform heat throughout. Average monthly electric bill in 2009 was \$227. Average monthly water/sewer/trash in 2009 was \$55. 10' x 12' storage shed. 1/3 acre lot has plenty of room for a shop/RV building with access from the alley. A real show place in the summer when all of the trees are leafed out & the flowers are in bloom. But, if you wait until then, it may be gone! Come see.

For ALL your REAL ESTATE needs CONTACT

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Front



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Rear



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Rear



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Kitchen/Breakfast Nook



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Breakfast Nook



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Kitchen



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Kitchen/Breakfast Nook



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Family Room or Formal Dining Room



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Family Room or Formal Dining Room



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Living Room



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Living Room



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Master Bedroom



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Bedroom 2



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