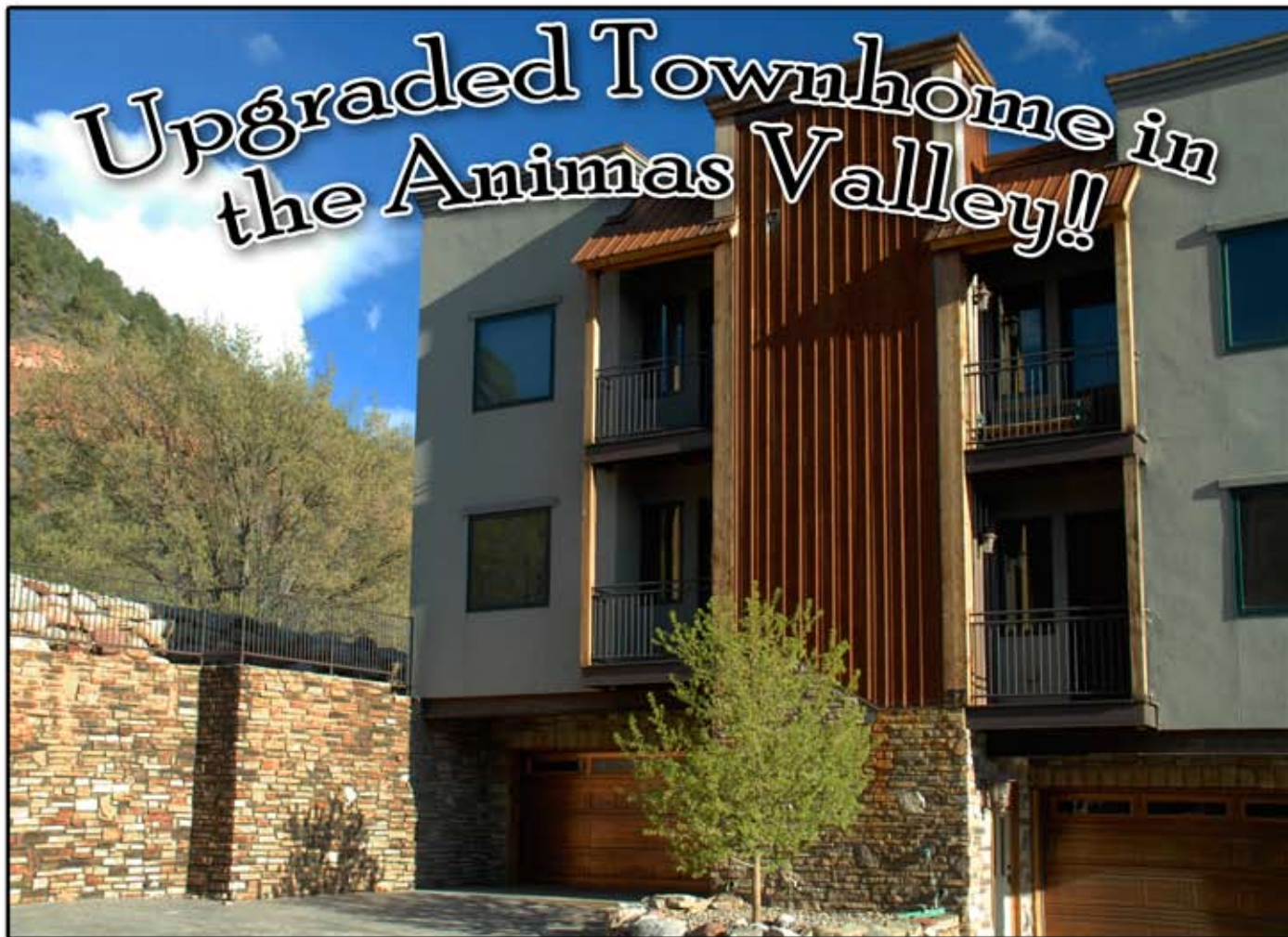


# Upgraded Townhome in the Animas Valley!!



*Located just north of the City limits in the Animas Valley, this townhome offers easy access to skiing at Durango Mountain Resort (about 15 minutes to the north), 5 minutes to golfing at the Dalton Ranch and Golf Club and a short drive (or city trolley ride) into town to enjoy all that Downtown Durango has to offer. Use as a year-round residence or, with 4 bedrooms and an office that has it's own 3/4 bath, this home will easily sleep a couple of families when visitors are in town. For fire safety, the entire home is sprinkled. Up to two dogs or cats, inside only, are allowed. Framing is in place for a buyer-to-install elevator to all three floors.*

**Price \$325,000**



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There are beautiful slab granite counter tops throughout the entire home. The light colored Hickory cabinets show off nicely against the granite. Gleaming stainless steel appliances including a separate stand up freezer and stand-alone refrigerator will make cooking a pleasure.

Oak hardwood floors, finished on-site, cover the entire main level. The great room is pre-wired for an in-home theater as is the master bedroom.



The master bath is finished with travertine tile, 6-jet Kohler tub for 2, and a steam shower with 4 (count 'em) body sprays!



The Crimson Cliff Townhomes have an open space area filled with putting greens and picnic areas. In addition, the Narrow Gauge train runs right through that open space.

Cook Listing Primary Financing	Price = \$325,000	Custom Financing Solutions		
		Fixed 30 Yr. Conv.	Fixed 30 Yr. FHA	5/1 ARM Conv.
Down Payment %		20.000%	3.500%	25.000%
Down Payment \$		\$65,000.00	\$11,375.00	\$81,250.00
Loan Amount		\$260,000.00	\$313,624.56	\$243,750.00
Interest Rate		4.000%	3.750%	2.500%
Time Initial Rate is Fixed if ARM		N/A	N/A	5 Years
Maximum Potential Rate Change		N/A	N/A	5.000%
APR		4.041%	4.663%	3.032%
<b>Payment Details</b>				
Initial Monthly Principal & Interest Payment - 1st		\$1,241.28	\$1,452.44	\$963.11
Interest Only Payment 1		N/A	N/A	N/A
Estimated Property Taxes		\$66.42	\$66.42	\$66.42
Estimated Hazard Insurance		\$25.00	\$25.00	\$25.00
Estimated Mortgage Insurance		\$0.00	\$349.38	N/A
Total Estimated Payment (PITI)		\$1,332.70	\$1,893.24	\$1,054.53
Estimated Cash to Close		\$68,597.00	\$14,976.00	\$8,470.00

Financing Provided by:  
David Fountain  
Mortgage Consultant  
WELLS FARGO BANK, N.A.  
200 W. Collage Dr.  
Durango, CO 81301  
970-385-9260



MLS #:667202  
AGENT: Rick Lorenz / Renee Whittemore  
ADDRESS: 1422 Animas View Dr. #56  
LOT SIZE: .036 Acres  
BEDROOMS: 4  
BATHROOMS: 4

PRICE: \$325,000  
TERMS: Cash, Conv.  
WATER: City  
SEWER: City  
ELECTRIC: LPEA