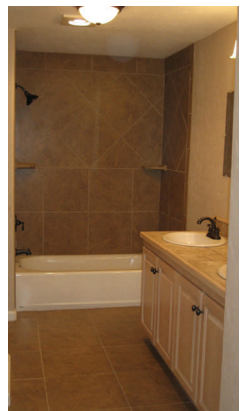


1450 Grand Ave Grand Junction, CO 81501 RENT to BUY!!!

- Available for \$299,900
- 4 Bed + office with 2 and 1/2 Bathrooms
- Fully remodeled from top to bottom
- Great location near downtown GJ
- Second floor enjoys great views
- 2,170 sq ft with 2 stories and a basement
- Priced at only \$138 per sq ft
- Main level includes living room, family/dining room, kitchen, breakfast nook, 1/2 bath, and master bedroom & bathroom
- Second floor includes 3 bedrooms and 1 full bath
- Basement includes office/den and laundry/utility room
- Space for a 2 car garage off of alley, parking there already
- New evaporative cooler and forced air heat systems
- Flooring includes tile in the kitchen and all baths, oak on main floor and carpet in the bedrooms and basement
- Refrigerator, oven, microwave, dishwasher & washer/dryer
- On a corner lot with fenced yard and landscaping
- Close to schools, shopping and parks
- Taxes are approximately - \$900/year (we pay)
- Rent to Buy for \$1,700/mo with \$5,000 down on purchase (some now, some later) and only a \$1,000 security deposit.
- Rent at \$1,700/mo + security deposit.



This home is available now! We have worked with a few mortgage companies that have helped our clients in the past and would be happy to give you a referral if you need help with your future loan process. Call about your new home today 201-3664!