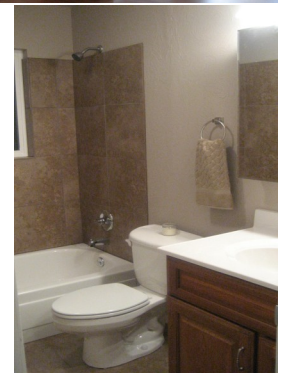


## **Rent to Buy / FOR SALE!!!**

### **499 Grand Valley Dr**

### **Grand Junction, CO 81504**

- All New Inside for \$1,450/ month
- Available for \$230,000 (\$115/sq ft)
- 2,000 Square Feet Approx
- Built in 1975 & updated
- On a Corner Lot with a 2 Car Garage
- 4 Bedrooms and 2 Bathrooms Total
- 2 Bedrooms & 1 Bath Upstairs
- Dining Space off of Kitchen
- Breakfast Bar in Kitchen with Deck Entrance
- Family Room Upstairs
- Large Living Room Downstairs
- Laundry Hookups in Lower Level
- Evaporative Cooler & Forced Air Heat
- All New Windows, Doors, Hardware, Lights, Paint, Carpet, Tile, Stained Concrete & More!
- Large Fenced Yard with Mature Plants
- Pear Park Elem, Grand Mesa Middle & Central High School
- Cross Streets are 30 Road and E Road
- Taxes Approx \$1,100 Annually



The RENT to BUY option is a great way to move into the home you want to purchase without needing to get a loan first. You can purchase the home any time by getting a loan from the bank or a mortgage company. We allow up to 1 year for you to get your credit and financing in place to buy your home. If you need referrals to a mortgage company we have those as well. There is a \$5,000 down payment that is paid with \$3,000 at the move in and the other \$2,000 due within 4 months. Of course all of the down payment gets credited to your purchase. Also, while you live in your home you are getting \$100 credited to your purchase each month rent is paid on time. **Please call to schedule a walk thru with Heidi at 201-3664**