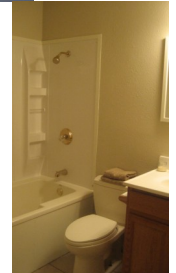


## RENT to BUY / For Sale

### 963 East Laura Ave, Fruita, CO 81521

- Available as a Rent to Buy \$1,500/mo
- Great Location Near Downtown Fruita
- 2,300 Square Feet, Built in 1966
- 4 Bedrooms and 2 Remodeled Bathrooms
- Two Closets in Large Master Bedroom
- Office Space off of Kitchen
- Huge Laundry Room with Great Storage
- Huge Dining Room and Living Room
- Brick Fireplace with Insert
- Wired for Surround Sound System
- Evaporative Cooler with 3 Down Vents
- Forced Air Heat with Humidifier System
- Carpet, Tile, Hardwood & Vinyl
- Refrigerator, Gas Stove/Oven & Dishwasher Included
- Newer Windows, Doors and Carpeting
- Newer Siding and Exterior Paint
- Newer Roof and Extra Insulation
- Deck off of the Back
- Fenced Back Yard, Landscaped with Mature Plants
- Large Storage Shed Included
- 1 Car Garage with Touch Pad Entry and a Remote Opener
- Down payment and \$1,500 security deposit, possible pet deposit
- Price depends on length of time needed. Current Value approx \$249,000



The Rent to Buy option is a great way to get into the home you would like to purchase without needing to get a loan upon move in. The down payment and security deposit are credited toward your purchase. You also get \$100 credit each month payments are made on time. We allow up to a year for you to get your financing in place for your purchase with a bank or mortgage company.

**Call Heidi today to schedule your walk thru at 201-3664.**