



## 801 Grand Ave, Akron, Colorado, 80720

A home this nice does not come available very often! The home features 3 beds and 3 baths with an office and dining room. Built in 1990. Owner spared no expense when building this home. Top of the line windows, insulation, brand new central air, & heat pump. The home has natural light throughout the home with sky light in every room. A great place to have your morning coffee is in the sun room that looks out to the patio and the beautiful landscaping! The home sits just outside city limits and has its own water well and septic.

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2020	\$ 611	0.00 %	\$ 0	0.00 %

### BASE INFORMATION:

Bed	: 3
Bath	: 3

### LAND INFORMATION:

Subdivision	: Muntzing Cottage Hill
Total acres	: 0.08
Square feet	: 2368
Lot Size	: 34848

### BUILDING INFORMATION:

Year Built	: 1990
Year Remodeled	: 0
House Style	:
House Construction	: Wood/Frame
Exterior Finish	: Stucco
Roof	: Composition roof
Flooring	: Carpet, Wood, Tile
Number of Floors	:
Floor area (Lower)	: 0
Floor area (Main Level)	: 0
Floor area (Upper)	: 0
Floor area (Total)	: 2368

### CONVENIENCE:

**General Amenities:** Satellite Dish, Sprinkler System, Cable TV, Cable Internet,

**Appliance Amenities:** Trash Compactor, Refrigerator, Range/Oven, Dishwasher, Microwave,  
**Energy Savings Amenities:** Fireplace,  
**Interior Amenities:** Central Air,  
**Landscape Amenities:**  
Lawn, Landscaping, Washer/Dryer,