

# CoolColoradoHomes.com

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**Type:** Single Family **Year built:** 2003

**Address:** 1236 S Calle Arroyito Drive, Pueblo West, CO 81007

**Bedrooms:** 5 **Bathrooms:** 3 **Floor plan:** Ranch

**Garage:** 2-Car Garage Attached **Size:** 21x18

**Square Ft Finished:** 2522 **Square Ft Total:** 2708 **Approximate Acres:** 1.20

**Main Sq Ft:** 1354 **Basement Sq Ft:** 1354

**Master BR:** 14x12 Main **Living Rm:** 15x13 Main **Dining Rm:** 9 x9 Main  
**2nd BR:** 12x10 Main **Family Rm:** 31x12 Basement **Kitchen:** 14x10 Main  
**3rd BR:** 12x11 Main **Laundry Rm:** 8 x5 Main **Patio/Deck:** 31x14 & 49 x12  
**4th BR:** 14x12 Basement **5th BR:** 12x11 Basement  
**Other Rm 1:** 12x8 Basement **Other Rm 1 Description:** Den/Study/Office  
**Other Rm 2:** 23x8 Basement **Other Rm 2 Description:** Mechanical

**Structure:** Wood Frame

**Basement/Foundation:** Full Basement Walk Out Level Poured Concrete

**Siding:** Stucco **Roofing:** Composite Shingle

**Kitchen Amenities:** Island Counter Bar

**Master Bath Amenities:** Free-standing Shower

**Appliances:** Dishwasher Microwave Disposal Refrigerator 220V in Kitchen Self-cleaning Oven  
Electric Range Oven

**Heat:** Natural Gas Forced Air

**Cooling:** Central Refrigerated Ceiling Fan

**Misc:** Vaulted Ceilings New Floor Coverings New Paint Window Coverings Radon System  
Sump Pump Horses Zoned RV Parking Satellite Dish

**Garage Amenities:** Garage Door Opener

**School District:** Pueblo West Dist 70 **Sub Area:** Pueblo West Acreage

**Zoning:** A-3 **Covenants:** Yes

**Lot Description:**

Mountain View Level

**Remarks:**

Because this home has a full, finished, walk-out basement, it has much more usable space than one might think at first glance. There are 5 bedrooms, 3 bathrooms, and a 2-car attached garage. All of the carpeting has been replaced. The carpeting has never been lived on. There is also a fresh coat of paint for the whole interior of the home. The home has a huge family room and an extra long deck plus a long patio on the lower level. The home is ready for you to move into. It is 5 minutes from Lake Pueblo.

**Directions:** US Hwy 50 to West McCulloch exit, South 1.6 mi to Avenida del Oro, Lt 2.5 mi to Arcadia Dr, Lt .1 mi to Calle Arroyito Dr, Rt to 1236 Calle Arroyito.

**Exclusions:** none

**Terms:** Cash Conventional FHA VA

**Cool Colorado Homes Inc.**

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Earnest Money: 2750

Taxes: 1535.14 (2016)

