

Home for Sale – Keator Grove

Town of Carbondale Community Housing Program



\$457,000

2742 Graceland Drive
Carbondale, CO 81623

Open House: No open house available. Lottery winner will be able to view home.

Application Deadline:
Thursday, April 2nd, 2020 at 5:00pm

Lottery:
Thursday, April 9th, 2020 At 2:00pm

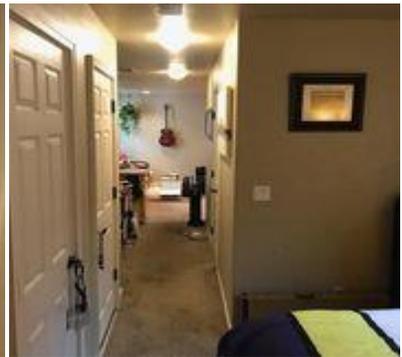
Details:

Cindy Sadlowski

www.garfieldhousing.com

618-0319 or 625-3589

- Single Family Home
- Built 2008
- 3 Bedrooms, 3.5 Baths
- Finished Basement
- Fenced Yard
- Forced Air Heating
- Central Air Conditioning
- One Car Garage
- 1,824 total sq. ft.
- 2019 Taxes: \$2,390.92
- HOA dues: \$100 monthly
- 240V outlet in garage allows for home electric vehicle charging
- Exterior recently professionally painted
- Newly installed radon mitigation system
- Newly remodeled main floor includes new countertops, re-finished cabinets, and zero VOC Cali Bamboo flooring



Keator Grove Deed Restriction No. 2 Application

NAME(S): _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

E-MAIL ADDRESS: _____

PHONE(S): daytime: _____ evening: _____
cell phone: _____

Buyer Qualification:

I/We, the Applicant(s) to purchase the above-described property within Keator Grove, Town of Carbondale, acknowledge that we meet the definition of qualified buyer in the Town of Carbondale Community Housing Guidelines. I am/We are: (check one)

_____ A full-time employee (30 hours/week) working the Roaring Fork Valley employed at a location or for a business with its principal office located in the area from Aspen to Parachute, including Redstone and Marble (Employment Area), or the spouse or dependent of any such qualified employee.

_____ A retired person who has been a full-time employee in the Employment area a minimum of four years immediately prior to his or her retirement with priority to person who live or work within the boundaries of the Town of Carbondale, or a disabled person who has been a full-time employee in the Employment Area a minimum of two years immediately prior to their disability, or the spouse or dependent of any such qualified retired person, or disabled person.

_____ A retired person new to the area, or the spouse or dependent of a retired person.

I/We, the Applicant(s) acknowledge that we do not own developed residential real estate or a mobile home in the Roaring Fork River drainage.

Applicant signature

Applicant signature

Print name

Print name

Date

Date

**BUYER ACKNOWLEDGEMENT
KEATOR GROVE HYBRID R.O. UNIT
TOWN OF CARBONDALE, COLORADO**

Keator Grove Legal Description: _____

Keator Grove Street Address: _____
Carbondale, Colorado 81623

I/We, the Applicant(s) to purchase the above-described property within Keator Grove, Town of Carbondale, hereby acknowledge that I/we have been informed that this property is subject to a Declaration of Deed Restriction and Agreement concerning the sale, occupancy and resale of resident occupied condominium units and single family homes in the Keator Grove PUD (“Declaration”), which document is recorded in the Garfield County real property records on _____, Reception No. _____.

I/We further acknowledge restrictions regarding use and occupancy, including but not limited to a requirement that this home must be occupied by the owner(s) of the home as their sole place of residence at least nine (9) months per year, commencing upon ownership of the property.

I/We acknowledge that if I/we must leave the area for a limited period of time, and desire to rent the Unit during such absence, a leave of absence may be granted by the Town of Carbondale or its assigns for up to one (1) year upon clear and convincing evidence demonstrating a bona fide reason for leaving and a commitment to return to live in the unit. A letter must be sent to the Town of Carbondale at least thirty (30) days prior to leaving, requesting permission to rent the Unit during the leave of absence. Notice of such intent, and the ability to comment, shall be provided to the Keator Grove Homeowners Association at the time of request to the Town of Carbondale, 511 Colorado Avenue, Carbondale, CO 81623. The leave of absence shall be for up to one (1) year and may, at the discretion of the Town of Carbondale, be extended for an additional one (1) year; but in no event shall the leave exceed two (2) years.

In executing this Acknowledgement, I/we hereby accept that this restriction which is intended to preserve and protect the value of properties within this neighborhood, and that both the Keator Grove Homeowners Association and the Town of Carbondale are authorized to enforce this requirement.

Applicant signature

Applicant signature

Print name

Print name

Date

Date

Please return to: GCHA, Kristel Langford, 1430 Railroad Avenue, Unit F-1, Rifle, CO 81650
kristel@garfieldhousing.com
Rifle Office: Phone (970) 625-3589 Fax (970) 625-0859 www.garfieldhousing.com