

Home for Sale – Keator Grove

Town of Carbondale Community Housing Program



\$570,900

**319 Linden Circle,
Carbondale, CO 81623**

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

**Application Deadline:
Thursday, May 2nd, 2024,
5:00 pm**

**Lottery:
Thursday, May 16th, 2024,
2:00 pm**

Details:
www.garfieldhousing.com
Cindy Sadlowski
618-0319 or 625-3589



- **Single Family Home**
- **2 Bedrooms, 2.5 Baths**
- **1 Car Garage**
- **1,216 sq. ft.**
- **Built 2008**
- **HOA dues: \$110 monthly**
- **2023 Taxes: \$2,512.52**
- **Central AC**
- **Small Fenced Yard**
- **Walking distance to downtown**

Please email application directly to Kristel Langford at kristel@garfieldhousing.com



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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.

Employer Name

Employer Name

Employer Address

Employer Address

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

Please email application directly to Kristel Langford at kristel@garfieldhousing.com

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

Keator Grove Legal Description: Section: 3 Township: 8Range: 88Subdivision: KEATOR GROVE PUD
Lot: 8

Keator Grove Street Address: 319 Linden Circle
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 October 8, 2007, Reception No. 734736.

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, Rifle, CO 81650
Rifle Office: Phone (970) 625-3589 Fax (970) 625-0859

Please email application directly to Kristel Langford at kristel@garfieldhousing.com