

CLIENT PHOTO



MLS #
Class
Type
Asking Price
Board Name

573301
LAND
Residential
\$179,000
MONTROSE
ASSOCIATION OF
REALTORS
TBD Fellows Way
Montrose
Active
Yes
Yes
No
Yes
No
No
No



Address
City
Status
Sewer H/U Avail
Sewer/Septic In
Sewer Paid
Water Tap Avail
Water Tap Installed
Water Tap Paid
Water Rights

Prepared Courtesy of: **Yvonne S McChesney - (970) 249-4725**
Montrose-RealEstate.com

General Info

Zoning	residential	Legal/Lot Block	lot 2510, blk 2500
Subdv #		Press System Y/N	
Subdv Name	Bridges, The	Adjudicated Y/N	
County	Montrose	Water Supplier	city
Elem. School	Open Enrollment	Sewer Supplier or Septic	city
Middle School	Open Enrollement	Gas Supplier	Kinder Morgan
High School	Montrose High	Electric Supplier	DMEA
Fronts		Curbs/Gutters In/Paid Y/N	Yes
Lot Dimension	Irregular	Homeowners Assoc	yes
Lot Dim. Source	Itax	HOA Dues	300.00
Apx.Total Acres	0.23	HOA Dues Frequency	Yearly
Irrig. Dist	none		
int4_2			

Financial

Special Assessment Y/N	No	Tax Schedule #	00	Possession	
Old Taxes		EM Deposit \$	\$5,000.00	Title Company	United Title
Tax Year	2006	EM Holder	United Title		

Features

LOT SIZE/ACREAGE	Less than 1 Acre	LOT	50'-75' Frontage, Golf Course
PROPERTY TYPE	Residential/Single	DESCRIPTI ON	Near
		UTILITIES	Underground Electric, Electric on Property, Underground Phone, Phone on Property, Natural Gas Available, Natural Gas on Property, Cable TV, Utility Easements
		DOM WATER	Domestic Water Available
		DOM SEWER	Sewer Available
		IMPROVEME NTS	Sidewalks/Curbs

Remarks

Wow!! Great lot, Great views. Be a part of the Bridges community. Excellent Jack Nicklaus course. Play golf, live good. Builders available to build your dream home

