

CLIENT PHOTO



MLS #	612627
Class	LAND
Type	Residential
Asking Price	\$129,900
Board Name	MONTROSE ASSOCIATION OF REALTORS
Address	TBD Painted Wall Lane
City	Montrose
Status	Active
Sewer H/U Avail	Yes
Sewer/Septic In	No
Sewer Paid	No
Water Tap Avail	Yes
Water Tap Installed	No
Water Tap Paid	No
Water Rights	No



Prepared Courtesy of: **Home Buyers Marketing II Mont**

General Info

Zoning	PUD	Legal/Lot Block	Lot 2314, Blk 2300 Filing #7
Subdv #		Press System Y/N	
Subdv Name	Bridges, The	Adjudicated Y/N	
County	Montrose	Water Supplier	City of Montrose
Elem. School	Cottonwood Elementary	Sewer Supplier or Septic	City of Montrose
Middle School	Columbine Middle	Gas Supplier	Source Gas
High School	Montrose High	Electric Supplier	DMEA
Fronts		Curbs/Gutters In/Paid Y/N	Yes
Lot Dimension	irregular	Homeowners Assoc	Yes
Lot Dim. Source	assessor	HOA Dues	\$300.00
Apx.Total Acres	0.49	HOA Dues Frequency	Yearly
Irrig. Dist	none		

Financial

Special Assessment Y/N	No	Tax Parcel #	001140	Possession	At closing
Tax Year	2008	EM Deposit \$	\$5,000.00	Title Company	United Title
		EM Holder	United Title		

Features

LOT SIZE/ACREAGE	Less than 1 Acre	LOT DESCRIPTION	Cleared, 50'-75' Frontage, Cul-de-Sac, Golf Course Near, Adjacent to Golf Course, Adj to Greenbelt/OpenLand	HOA INCLUDES	Other
ZONING	Planned Unit Development	UTILITIES	Electric Near, Phone Near, Natural Gas Available, Cable TV		
LAND USE	Planned Use	DOM WATER	Domestic Water Available		
PROPERTY TYPE	Residential/Single	DOM SEWER	Sewer Available		
		IMPROVEMENTS	Sidewalks/Curbs, Gutters		
		STREET DESC./ACCESS	City/Town		

Remarks

Huge, almost 1/2 lot in the Bridges, excellent location, great views, Build a big home on this one. Possible owner carry, lets get ready for summer and build your dream home

