PROPERTY ESSENTIALS

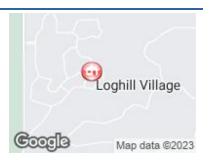


MLS# 801284 Active Status Asking Price \$219,000

Address 950 Marmot Drive

City Ridgway County Ouray State CO 81432 Zip Area Log Hill

Class LAND Type Residential **Apx.Total Acres** 0.920 Price/Acre \$238,043.48























LISTING DETAILS

Listing Agent 1 Anthony Litschewski - C: 970-708-8035 **Listing Office 1** Dallas Divide Realty LLC - O: 970-708-8035 MONTROSE ASSOCIATION OF REALTORS **Board Name**

Seller Licensed Y/N

Listing Agreement Exclusive Right to Sell

Seller's Agent **Agency Relationship**

THE HAYDEN AND KATHRYN A. SHAM **Owner Name**

Buyer Agency Prcnt/\$ 3.0 Variable Rate Y/N Yes Limited Service Y/N No **Listing Date** 3/1/2023 **Expiration Date** 12/31/2023 **Input Date** 3/1/2023 9:32 AM

Update Date 7/23/2023 **Status Date** 3/4/2023 **HotSheet Date** 7/23/2023 **Price Date** 7/23/2023

7/23/2023 7:37 PM **Update Date**

Original Price \$249,000 **REO/Lender Owned** No **Possible Short Sale** No EM Deposit \$ 5000.00

EM Holder Land Title Guarantee

Preferred Title Comp. Land Title Guarantee Company

Possession DOD and Funding

Exchange/Trade Y/N No Listed in other Class Y/N No Sale/Rent For Sale Assoc. Doc. Count **Picture Count** 18 **Days On Market** 147 **Cumulative DOM** 147 Listing Visibility Type MLS Listing

Input Date 3/1/2023 9:32 AM

PROPERTY DETAILS

Fairway Pines/Divide Ranch Subdv Name

Legal/Lot Block Subd: FAIRWAY PINES ESTATES FILING NO. 2 Lot: 257

S: 31 T: 46 R: 8

Price/Sqft \$5.46 Water Front No

Modular/Mobile Allow Modular Only

Income Producing No Elevation 7910 Horse Setup No

Elem. School Ridgway K-5 Middle School Ridgway 6-8 Ridgway 9-12 **High School**

UTILITIES/RIGHTS

Water Supplier Dallas Creek Water Company

Water Tap Avail Yes Water Tap Installed No Water Tap Paid Yes **Water Well** No Mineral Rights Unknown Sewer Tap Avail No Sewer/Septic In No **Sewer Paid** No Sewer Supplier Septic

HOA Y/N

Black Hills Energy Gas Supplier

Electric Supplier San Miguel Power Association

Yes

Water Rights/Irrig. PARCEL/TAX/HOA

Parcel ID # 425531408257

Realist ID 4255-314-08-257 **HOA Name** Divide Ranch HOA

Tax Year 2022 477.04 **Total Taxes \$** Special Assemnt Y/N No Other Transfer Fees Y/N Yes

HOA Dues Y/N Yes **HOA/Metro Fees** 425.00 **HOA/Metro Fees Frequency** Annually **HOA Transfer Fees Y/N** No Covenants Y/N YES **FIPS Code** 08091

MARKETING INFO

IDX Include Υ **Client Hit Count** 52 TRANSMIT TO REALTOR.COM Yes **Agent Hit Count** 68 **VOW Include** Public MLS Sites Y/N Yes Yes **VOW Address** Yes

VOW Comment Yes **VOW AVM** Yes

FEATURES

CURRENT PROPERTY USE Residential Single family

POSSIBLE PROPERTY USE Residential Single Family

ZONING

Residential Single Family LOT SIZE/ACREAGE

.5-.99 Acres

PROPERTY DESCRIPTION

Wooded Lot Golf Course Near Corners Marked

UTILITIES Electricity

Phone Natural Gas Internet

Phone - Landline Phone - Cell Reception **DOMESTIC WATER**

Tap Paid **Public** Tap Available DOMESTIC SEWER

Septic

STREET DESCRIPTION/ACCESS

Paved

Public Winter Maintenance

TOPOGRAPHY

Level Sloped **VIEWS**

Mountains **HOA INCLUSIONS**

Road Maintenance

Snow Removal

DOCUMENTS ON FILE

Site Plan/ILC

DISCLOSURES

Covenants Pets Allowed Pets-Restricted Property Disclosure

SHOWING INSTRUCTIONS

Call Listing Agent

No Sign **TERMS** Cash

Conventional

DIRECTIONS

Directions County Road 1 to Ponderosa (south entrance). Go about 1 block East to Marmot. Take Marmot Drive to property on the East side of the road. HOA doesn't allow signs or flyer boxes so look at HOA website for map of development.

PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks VIEWS! VIEWS! It's rare to have the opportunity to purchase a lot in the Divide Ranch and Club golf course where you can have incredible views of a majority of the San Juans AND the popular peaks of the Cimarrons from GROUND LEVEL! There's a great level building site on the property where you could easily take advantage of all these views. All photos were taken from ground level with no deceptive drone views. Don't hesitate as lots like this don't stay on the market very long. The Divide Ranch and Club golf course on Log Hill Mesa is one of the best kept secrets in Colorado. If you enjoy golf, beautiful scenery, outdoor activities, and friendly people, your search is over. Recreational activities abound in the area. Ridgway State Park which has great boating, fishing, and camping is located about 15 minutes away. Telluride and its exceptional skiing is a short 45 minute drive. The mountains are well known for their stunning vistas which can be reached by 4WD or hiking for the more adventurous. There is also biking, rafting, camping, fishing, hunting, and a host of other activities. Ridgway is still a small town with some of the friendliest people you will ever meet. There are plenty of great eating establishments, art galleries, and cultural activities to keep everyone entertained. Montrose is located only 30 minutes north which offers about anything you will ever need. They have one of the top rated regional hospitals in the country, regional airport, Home Depot, large grocery stores, Walmart, and numerous other national and local businesses. Founders level golf membership automatically transfers with the sale of the lot.

ADDENDUM

Addendum Golf club dues for Founders level membership at the Divide Ranch and Club for 2023 are \$1772.82. HOA info can be found at https:/ /www.divideranchhoa.com. Golf club info can be found at https://www.divideranchandclub.com. \$3000 developer transfer fee to be paid by buyer. Contact listing broker for additional info on the golf club. Improvement Location Certificate available in MLS docs.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Transfer is by Special Warranty Deed. Name of seller for contract is "THE HAYDEN AND KATHRYN A. SHAMBURGER LIVING TRUST". Please provide showing feedback.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Please let listing broker know when showing the property. Any date/time is fine.

ADDITIONAL PICTURES























DISCLAIMER

This information is deemed reliable, but not guaranteed.