

Sign on Property Y/N No
Geocode Quality Exact Match

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

Borders Golf Course

Corners Marked

UTILITIES

Electricity

Phone

Natural Gas

Internet

Phone - Cell Reception

DOMESTIC WATER

Tap Paid

Public

Tap Available

DOMESTIC SEWER

Septic

STREET DESCRIPTION/ACCESS

Paved

Public

Public Winter Maintenance

TOPOGRAPHY

Level

Sloped

VIEWS

Mountains

HOA INCLUSIONS

Road Maintenance

Snow Removal

DOCUMENTS ON FILE

Site Plan/ILC

Other

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 North 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 Undoubtedly one of the best view lots in the entire county at anywhere near this price! Level lot with the soil tests for foundation/septic already completed. All photos were taken from ground level with no deceptive drone views. With proper HOA approved tree removal/trimming, you can have almost unobstructed views of the San Juan range, including Mt. Sneffels, from the first level! A second story would take the views to an insane viewing experience. High speed fiber optic internet from Clearnetworx is in the road directly in front of the lot. 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 and soil report available in MLS docs.

AGENT CONFIDENTIAL REMARKS

Agent Confidential Remark Transfer is by Special Warranty Deed. 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.