PROPERTY ESSENTIALS



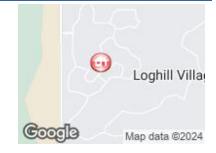
MLS # 802610 Status Active Asking Price \$149,900 Address 681 Marmot Drive City Ridgway County Ouray СО State Zip 81432 Log Hill Area

 Class
 LAND

 Type
 Residential

 Apx.Total Acres
 0.921

 Price/Acres
 \$162,757.87



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LISTING DETAILS

LISTING DETAILS			
Listing Agent 1	Anthony Litschewski - C: 970-708-8035	Original Price	\$189,000
Listing Office 1	Dallas Divide Realty LLC - O: 970-708-8035	•	No
Board Name	MONTROSE ASSOCIATION OF REALTORS		No
Seller Licensed Y/N	No		5000
Listing Agreement	Exclusive Right to Sell		Land Title Guarantee Co
Agency Relationship	Seller's Agent		Land Title Guarantee Company
Owner Name	Wayne C. and Maria D. Boland		DOD and Funding
Buyer Agency Prcnt/\$	5		No
Variable Rate Y/N	Yes	Listed in other Class Y/N	
Limited Service Y/N	No		For Sale
Listing Date	4/22/2023		2
Expiration Date	12/31/2024		<u>-</u> 18
Input Date	4/22/2023 7:34 AM		351
Update Date	4/7/2024		351
Status Date	4/25/2023		MLS Listing
		• • • •	4/22/2023 7:34 AM
HotSheet Date	4/7/2024 4/7/2024	Input Date	+12212023 1.34 AIVI
Price Date			
Update Date	4/7/2024 12:54 PM		
PROPERTY DETAILS	S		
Subdv Name Fairw	ay Pines/Divide Ranch	Water Front No	
	FAIRWAY PINES ESTATES P.U.D. FILING NO. 1	Modular/Mobile Allow Mod	dular Only
	49 S: 31 T: 46 R: 8	Income Producing No	- 5
Price/Sqft \$3.74		Elevation 794	0
		Horse Setup No	-
		•	gway K-5
			gway 6-8
			gillay e e
		High School Rid	away 9-12
		High School Ride	gway 9-12
UTILITIES/RIGHTS		High School Ride	gway 9-12
	allas Creek Water Company	High School Ridg	gway 9-12
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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 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.

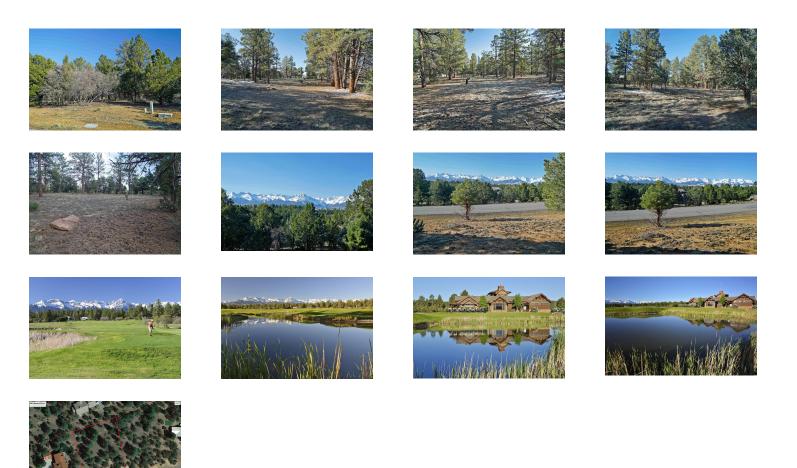
ADDITIONAL PICTURES











DISCLAIMER

This information is deemed reliable, but not guaranteed.