

## PROPERTY ESSENTIALS



**MLS #** 789421  
**Status** NEW  
**Asking Price** \$199,900  
**Address** 470 Kismet Street  
**City** Ridgway  
**County** Ouray  
**State** CO  
**Zip** 81432  
**Area** Ridgway

**Class** LAND  
**Type** Residential  
**Apx.Total Acres** 0.28  
**Price/Acre** \$713,928.57



## LISTING DETAILS

**Listing Agent 1** Anthony Litschewski - C: 970-708-8035  
**Listing Office 1** Dallas Divide Realty LLC - O: 970-708-8035  
**Board Name** MONTROSE ASSOCIATION OF REALTORS  
**Seller Licensed Y/N** No  
**Listing Agreement** Exclusive Right to Sell  
**Agency Relationship** Seller's Agent  
**Owner Name** Brian and Crysta Weinberg  
**Trans. Brkr Prcnt/\$** 3.0  
**Buyer Agency Prcnt/\$** 3.0  
**Variable Rate Y/N** Yes  
**Limited Service Y/N** No  
**Listing Date** 1/2/2022  
**Expiration Date** 12/31/2022  
**Input Date** 1/2/2022 9:17 AM  
**Update Date** 1/2/2022  
**Status Date** 1/2/2022  
**HotSheet Date** 1/2/2022  
**Price Date** 1/2/2022  
**Update Date** 1/2/2022 9:17 AM

**Original Price** \$199,900  
**REO/Lender Owned** No  
**Possible Short Sale** No  
**EM Deposit \$** 5000.00  
**EM Holder** Land Title Guarantee Co  
**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** 1  
**Picture Count** 10  
**Cumulative DOM** 0  
**Listing Visibility Type** MLS Listing  
**Input Date** 1/2/2022 9:17 AM

## PROPERTY DETAILS

**Subdv Name** River Park  
**Legal/Lot Block** Subd: RIVER PARK RIDGWAY BUSINESS PARK FILING  
 1 Lot: 312 DUPLEX LOT S: 9 T: 45 R: 8  
**Price/Sqft** \$16.39

**Water Front** No  
**Modular/Mobile Allow** No  
**Income Producing** No  
**Elevation** 6985  
**Horse Setup** No  
**Elem. School** Ridgway K-5  
**Middle School** Ridgway 6-8  
**High School** Ridgway 9-12

## UTILITIES/RIGHTS

**Water Supplier** Town of Ridgway  
**Water Tap Avail** Yes  
**Water Tap Installed** No  
**Water Tap Paid** Yes  
**Water Well** No  
**Mineral Rights** Unknown  
**Water Rights/Irrig.** No

**Sewer Tap Avail** Yes  
**Sewer/Septic In** No  
**Sewer Paid** Yes  
**Sewer Supplier** Town of Ridgway  
**Gas Supplier** Black Hills Energy  
**Electric Supplier** San Miguel Power Association

## PARCEL/TAX/HOA

**Parcel ID #** 430516223048  
**Realist ID** 4305-162-23-048  
**Tax Year** 2020  
**Total Taxes \$** 1990.44  
**Special Assemnt Y/N** No

**HOA Y/N** Yes  
**HOA Name** River Park HOA  
**HOA Dues Y/N** Yes  
**HOA/Metro Fees** 400.00  
**HOA/Metro Fees Frequency** Annually  
**HOA Transfer Fees Y/N** No  
**Covenants Y/N** YES  
**FIPS Code** 08091

## MARKETING INFO

**IDX Include** Y  
**TRANSMIT TO REALTOR.COM** Yes  
**Public MLS Sites Y/N** Yes

**Client Hit Count** 21  
**Agent Hit Count** 5  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes

VOW AVM Yes  
 Sign on Property Y/N Yes  
 Geocode Quality Exact Match

## FEATURES

CURRENT PROPERTY USE	UTILITIES	STREET DESCRIPTION/ACCESS	DISCLOSURES
Other-see remarks	Electricity	City/Town	Covenants
Residential Single family	Natural Gas	Paved	Pets Allowed
POSSIBLE PROPERTY USE	DOMESTIC WATER	TOPOGRAPHY	PROPERTY DISCLOSURE
Residential Single Family	Tap Paid	Level	SHOWING INSTRUCTIONS
Other-see remarks	Public	VIEWS	Call Listing Agent
ZONING	Tap Available	Mountains	TERMS
Residential Multi Family	DOMESTIC SEWER	Valley	Cash
LOT SIZE/ACREAGE	Sewer Tap Available	DOCUMENTS ON FILE	Conventional
.25-.5 Acres	Sewer Tap Paid	Site Plan/ILC	
PROPERTY DESCRIPTION		Other	
Adj to Greenbelt			
Adj to Open Space			
Corners Marked			

## DIRECTIONS

**Directions** From Ridgway, turn north on Railroad Street. Turn right on River Park Drive and left on Kismet. Property is on the right just before the mailboxes.

## PROPERTY DESCRIPTION/REMARKS

**Prop. Description/Remarks** Incredible duplex lot with great views in River Park! Views of the San Juan Mountains including Mt. Sneffels clear down Ouray Valley and Abrams Mountain! Numerous building options for the buyer, including single family (buyer to verify with Town of Ridgway, County, and HOA). The property backs up to open space. Lightning quick fiber optic internet from Clearnetworx is currently in the works for the entire area. To top it off, \$5160 has already been paid towards the water tap and \$6020 is pre-paid towards the sewer tap. Buyer will need to verify balance to be paid for each with the Town of Ridgway as there are numerous possibilities/configurations depending on what they are building. If you enjoy 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 5 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.

## ADDENDUM

**Addendum** Sellers have a \$3000 Geotech report they will provide to buyer(s) that are under contract for this lot. A majority of the HOA documents can be found here: <https://www.sjaminc.com/river-park.html>

## AGENT CONFIDENTIAL REMARKS

**Agent Confidential Remark** Transfer will be by Special Warranty Deed. ILC in documents in MLS listing.

## CONFIRMED SHOW INSTRUCTIONS

**Confirmed Show Instructions** Feel free to drive by and check out the views. Call listing broker with any questions.

## SOLD INFO

## ADDITIONAL PICTURES





**DISCLAIMER**

This information is deemed reliable, but not guaranteed.