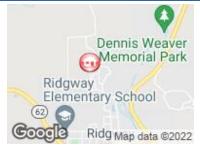
PROPERTY ESSENTIALS



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

ClassLANDTypeResidentialApx.Total Acres0.28Price/Acre\$713,928.57



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LISTING DETAILS

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
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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
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
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
Client Hit Count 21
Client Hit Count 21
Agent Hit Count 5
Agent Hit Count 5 VOW Include Yes
Agent Hit Count 5

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

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