

# Builders Package

Vacant Residential Lot



Keller Williams Colorado West Realty LLC

1009 San Sophia Dr, Montrose, CO 81403

Atha Team LLC  
Keller Williams Colorado West Realty LLC  
1521 Oxbow Dr. #120  
Montrose, CO 81401

Diana Atha 970.417.9375  
[ColoradoRealty-Experts.com](http://ColoradoRealty-Experts.com)



## PROPERTY INFORMATION

**MLS No.:** 756713  
**Listing Price:** \$59,600  
**Subdivision:** Cobble Creek  
**Lot No.:** 83  
**Legal:** LOT 83, COBBLE CREEK SUBDIVISION PHASE 2 FILING NO. 4,  
COUNTY OF MONTROSE, STATE OF COLORADO  
**Lot Sq. Ft.:** 12,996 (Approximate)  
**Lot Dimensions:** 103.79' x 125.84' (Approximate)  
**Zoning:** R3-Medium Density District  
  
**Taxes:** 2018 \$1,154.72 (Estimated)  
  
**Features:** Fairway Lot, Black Canyon Views, Social Membership Included  
**Inclusions:** N/A

Cobble Creek Golf Community Lot Adjacent to hole #6 with Northern Pond, Fairway, and Black Canyon Views. Access to walking trails along the Uncompahgre River are just down the street. Only an hour from world class Telluride Ski Resort and Black Canyon National Park. Build your dream home here, in the Cobble Creek Golf Community, known for its lively and social community members. Minimum build square footage is 2,200 for this lot and a social membership to Cobble Creek is included with the sale. Call for more details.

Information deemed reliable, but not guaranteed and should be verified.

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# ZONING INFORMATION

**Zoning: R3-Medium Density District**

## 4-4-7: "R-3" MEDIUM DENSITY DISTRICT

(A) Intent: The "R-3" Medium Density District is intended to provide an area which is suitable for single family homes and duplexes. The District provides for other uses which are compatible with such uses.

(B) Uses by Right:

- (1) Single family homes and duplexes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner's association.
- (5) Places of worship.
- (6) Accessory uses.

(1) Child care facilities.

A child care facility shall be considered an accessory use to a residence in all districts, provided no more than eight children under 13 years of age are present on the premises at any one time, including children of the family living in the residence; a child care facility shall not be considered an accessory use to a residence when a greater number of children is present on the premises at any one time. The facility must comply with all appropriate state statutes and regulations.

(C) Conditional Uses:

(1) Child care facilities.

A child care facility shall be a conditional use in all districts if more than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with state statutes and regulations.

(2) Skilled nursing and assisted living facilities.

(3) Multiple family residences.

(4) "Bed and breakfast" operations operated solely by the residents of a lot of at least 6,250 square feet providing no more than two bedrooms for rent in 11 the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters.

(5) Schools.

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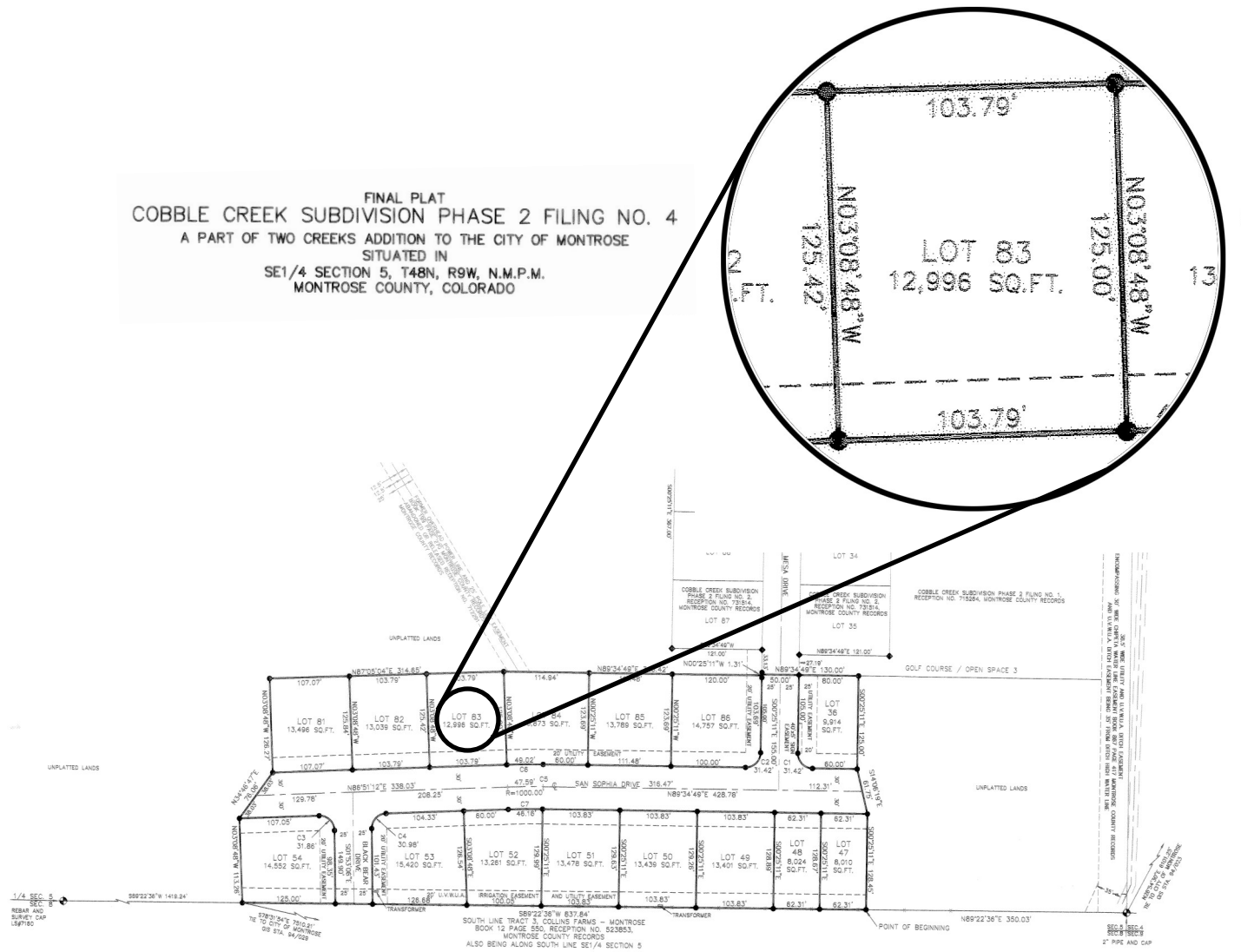
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FINAL PLAT  
COBBLE CREEK SUBDIVISION PHASE 2 FILING NO. 4  
A PART OF TWO CREEKS ADDITION TO THE CITY OF MONTROSE  
SITUATED IN  
SE1/4 SECTION 5, T48N, R9W, N.M.P.M.  
MONTROSE COUNTY, COLORADO



Information provided by:

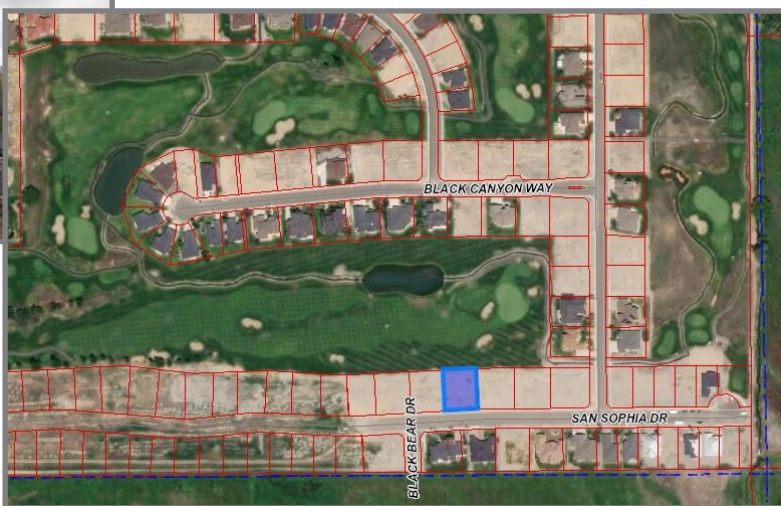
OF: CCRPH2/CCRPH2F4 Plot Scale: 1" = 60' Book: 806 Page: 72	FINAL PLAT <b>COBBLE CREEK SUBDIVISION          PHASE 2 FILING NO. 4</b>
DATE: 11/12/08 MRM REVISIONS: 5/28/05 CK'D BY LLJ 6/08/05 CORRECTIONS 3/02/06 CITY MEMO	<b>SECTION 5, T48N, R9W, N.M.P.M.          MONTROSE COUNTY, COLORADO</b>
for: COBBLE CREEK GOLF COMMUNITY c/o CLIFFORD HAYDEN 3740 GRAND MESA DRIVE MONTROSE, CO 81401 970-240-0416	<b>MESA SURVEYING</b> P.O. Box 1287 Montrose, CO 81402 (970)-240-9984
Sheet 2 of 2	File No. 02-120

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## INFORMATION

**HOA Name:** Cobble Creek Homeowners Association, Inc.  
**Dues:** \$289.70  
**Frequency:** Year

*Governing documents can be found here:*  
<http://cobblecreek.com/governing-documents/>

*UTILITIES: (Not on site but available)*

**Electric:** DMEA  
**Gas:** Black Hills Energy  
**Water:** City of Montrose  
**Sewer:** City of Montrose  
**Trash:** City of Montrose

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## SALES/COMPARASION DATA

New Home builds in Cobble Creek have a higher average SOLD price per square foot than New Home builds in Montrose County.



<u>Address</u>	<u>Apx. Total Sq. Ft.</u>	<u>Sold Price</u>	<u>Sold Price/Sq. Ft.</u>
701 Prospect Ln	1,804	\$345,000	\$193.46
3833 McMasters Place	2,258	\$455,148	\$201.57
917 Black Canyon Way	2,116	\$430,890	\$203.63
1017 Courthouse Peak Lane	1,895	\$405,000	\$213.72
1116 San Sophia Drive	2,161	\$462,500	\$214.02
916 San Sophia Drive	2,377	\$529,000	\$226.55
1117 San Sophia Drive	1,891	\$445,478	\$235.58
<b>Average</b>	<b>2,072</b>	<b>\$439,002</b>	<b>\$212.65</b>

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