



Elementary: Coal Creek K-8
 Middle/Jr.: Coal Creek K-8
 High School: Ralston Valley
 School District: JEFFERSON DIST R-1

Lot Size: Approx Acreage: 1.8
 Elec: United Power Water: none/well
 Gas: propane service Taxes/Yr: \$1,604/2008
 PIN: 9999999 Zoning: res
 Waterfront: No Water Meter Inst: Yes
 Well Permit #: none
 HOA: No

Water Tap Fee:
Sewer Tap Fee:
Irrigation Water Rights: No
Has Irrigation Ditches: No
Well Information: needs to be drilled
Water Rights: Needs well permit
Lake/Reservoir/Stream: no
Crops: no
Improvements on Prop: No

IRES MLS#: 605460 PRICE: \$70,000
 ADDR: (TBD) Coal Creek Heights Dr,
 Golden, 80403

VACANT ACTIVE
 LAND/LOTS/RES

Locale: Coal Creek, Lower County: Jefferson

Area/SubArea: 6/8 Map Book: B -
 762 - A

Subdivision: Coal Creek Heights

Legal: Lots 33 & 34

Nearest Town:

Miles To Nearest Town:

Public Comments: Dramatic views over Eldorado Canyon to the Boulder city lights! Build your custom home here. Site plans and building plans are available. Ask listing agent for details. This location is 30 minutes from Boulder, Golden, Arvada, Superior, Westminster and Broomfield. Enjoy the Deer, Fox & Hummingbirds! Financing is available for qualified buyers.

Driving Directions: From CO-93 go west on CO-72 about 9.2 miles turn left on copperdale ln & go 1.2 miles, turn left on Ridge Rd. and go .2 turn right on Coal Creek Heights and go 1 mile. property is on the right. Located between 11777 and 11867

Property Features

Land Size - 1-5 Acres, Location Description - Wooded Lot, Evergreen Trees, Deciduous Trees, Steep Lot, House/Lot Faces NE, Mountains, Unincorporated, **Horse Property -** Horse(s) Allowed, **Views -** Foothills View, Plains View, **Lot Improvements -** No Improvements, **Road Access -** County Road/County Maintained, **Road Surface at Property Line -** Gravel Road, **Number of Living Units Allowed -** 1 Unit Allowed, **Utilities -** No Utilities, Electricity within 100 ft., Natural Gas within 100 ft., Gas Tap Available, Satellite Avail, High Speed Avail, **Water/Sewer -** No Water/Sewer, Well Needed, Septic Needed, **Water or Sewer Needed -** Well Needed, Septic Needed,

Ownership - Lender Owner/REO, **Possession**
- Delivery of Deed, **Property Disclosures** -
No Property Disclosure, **Flood Plain** -
Minimal Risk, **Possible Usage** - Single
Family, **Development Status** - Undeveloped,
Boundaries Marked, Approved Subdivided,
Preliminary Plans, **New Financing** - Cash,
Conventional, FHA, VA, **Exclusions** - none

Contact: John Revelle **Phone:** 303-642-0444 **Cell:** 303-653-4366 **Email:** jtrevelle@kw.com
Office: Keller Williams-Front Range **Phone:** 303-440-8080
LO: Keller Williams-Front Range LA: John Revelle

Information deemed reliable but not guaranteed. MLS content and images Copyright 1995-2010,
IRES LLC. All rights reserved.