

# Cobble Creek Ranchette



**\$209,000.00**

**MLS# 626531 ADDRESS: 500 Collins Way / Lot F-11**

### Property Information

Location: Cobble Creek Subdivision  
Area: City  
Lot Size: .80 Acre  
Zoned: Residential R-3 Single Family  
2008 Taxes: \$1885  
Earnest Money: \$3,000  
Clubhouse Membership: Included

### Features

Water Tap: Available  
Sewer: Available  
Annual HOA Dues: \$192

**Virtual Tour**

**NEW**  
Clubhouse &  
Fitness Center  
completed  
January 2009

**Remarks:** Ranchette—Largest lot in Cobble Creek , allows for 1 Outbuilding!

Unique Cul-de-sac location with views of Horsefly Peak and the San Juan Mountains.

Cobble Creek is a 530 acre, master planned golf community located on the Western slope of the Rocky Mountains in the midst of one of the most scenic areas the West has to offer. Located within the city limits of Montrose, Colorado, a city that consistently ranks among the country's best places to live. Cobble Creek is afforded all city services, but is surrounded by farmlands thereby providing a peaceful and pastoral setting.

Build your dream home here on this 18-hole Championship Golf Course!

**OFFERED BY: Nita Edgar**

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