

Cross Property 360 Property View

195 Joshua RD, Divide, CO 80814 Active 03/07/22

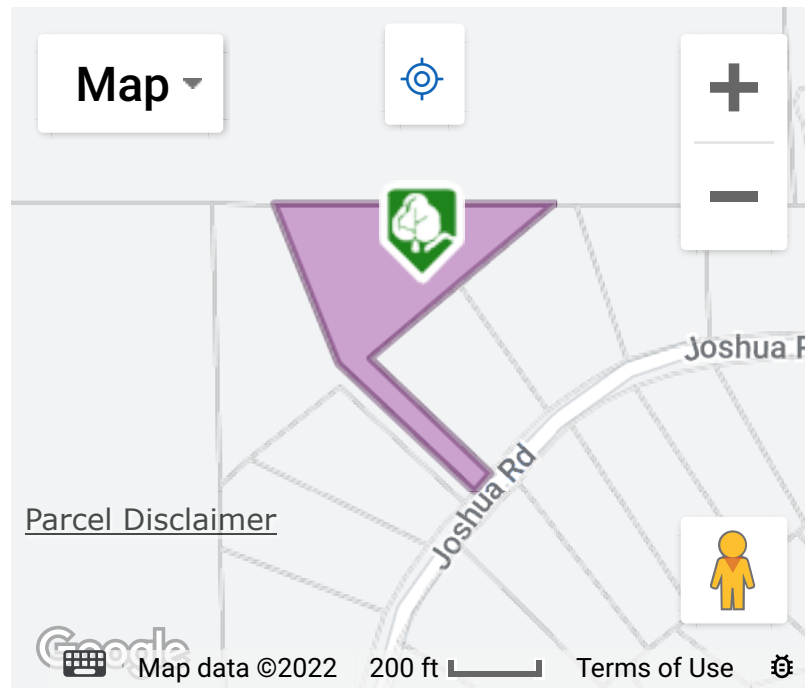
Listing

Agent Full Report /Map

LAND

195 Joshua RD, Divide, CO 80814-9253 County: Teller

Status: **Active**
Price: **\$150,000**



Acres: **3.15**
Zoning: **R-1**
School District: **Re2-Woodland Park**
Covenants: **Yes**
Taxes: **\$1,623**
Sub Area: **Divide Ranches**
DOM: **218** CDOM: **218**
Sched#: **43062030010**
MLS#: **1590882**

COMMUNITY

Directions/Cross: **Off Hwy 24 just east of Divide, north on Meadow Park, left at Joshua Road, turn left and go down the driveway to the lot (flag lot).**

School District: Re2-Woodland Park	Grade School: Summit
Middle School: Woodland Park	High School: Woodland Park
Taxes: \$1,623	Tax Year: 2021
Covenants: Yes	Complex Name:
Association Dues: \$6	Dues Frequency: Monthly
HOA Phone: 719-687-3086	HOA Name: Meadow Park Communities Covenant Enforcement

OTHER FEATURES

Topography: **Level, Meadow, Spring**
Vegetation: **Grass**
Extra Features: **HOA Required \$**

LOT

Legal Desc: **L21 B1 DIVIDE RANCHES 3**
Restrictions: **Architectural Control**
Zoning: **R-1** Zoning Entity: **Teller County** Nearest Town: **Divide**
Acres: **3.15** Sqft Source: Sub-Price: Sub-Price Per:
Lot Sqft: **137,214** LP/SF: **\$1.09**
Lot Location: **Hiking Trail, Near Fire Station, Near Park, Near Schools, Near Shopping Center** Landscaped: **None**
Adj Parcel Avail: **No**
Lot Desc: **360-degree View, Flag Lot, Level, Meadow, Mountain View, Sloping, View of Pikes Peak**
Street Desc: **Private Road**

UTILITIES AND ENERGY

Well Total: Well Permit: **No** Well Permit #:
Existing Water: **None**
Avail Water: **Municipal System**
Avail Sanitation: **Septic Required**
Utils at Prop Line: **Electricity**

PROPERTY REMARKS

Property Description Remarks:
Over 3 acres with an incredible view of Pikes Peak! One of the largest lots in the subdivision. Close to amenities, hiking, biking, boating and fishing. Will need septic system, all other utilities (water, gas, electric, cable) are at the road, water tap fees from metropolitan district. Woodland Park is about 10 minutes away. Come build your dream home on this beautiful site.

TERMS

Terms Offered: **Cash, Conventional**
Possession Terms: **DOD** Possession Date: EM Promissory Note Accepted: **N**
Earnest Money: **\$4000** Earnest Money Holder: **Land Title**
Title Company: **Land Title** Title Evidence:
Assumable Loan: **No** Current Appraisal:
Notices: **Not Applicable**

COOP/COMPENSATION

Listing Office: [LIV Sothebys International Realty](#)
Office Ph: **(303)893-3200** Office Fax:
Listing Agent: [Robert L Hier](#) hierb@yahoo.com
LA Phone: **(303) 901-8323** LA Fax: LA Add'l Phone:
TA: **EAG** VR: **N** SL: **FS** TB: **2.8 %** BA: **2.8 %**
Photo: **AGR** VOW: **Y** Elec Ad: **Y** Blog: **N** AVM: **N** Display Address: **Y**
Seller Name: **Joel Dulaigh and Susan Dulaigh** SSA Signed By Seller:
Appointment Contact: **Vacant land no appointment necessary.**

SHOW/AGENT REMARKS

All information is deemed reliable but not guaranteed. Please contact the metropolitan district for water fees #719-687-3085 (property is outside the district). Please review the supplements.

List Date: **03/07/22** Pending Date: Under Contract Date:
Original LP: **\$150,000** DOM: **218** CDOM: **218** MLS#: **1590882**