



**MLS#:** 788948    **St:** ACT    **1st Rgt:** LND    **LP:** \$135,000  
**ShortSale Add Signed by Seller:** N  
**16875 Oldborough HT**  
Monument, CO 80132-8391  
**Area:** TRI    **Subarea:** Oldborough  
**Schedule#:** 6121005006    **Top:** 4556    **Side:** 2112  
**Zone:** PUD    **Zone Entity:** ELP  
**SD:** 38-Lewis-Palmer    **Grd:**  
**Mid:**    **Hi:**  
**Directions/Cross Streets:**    **Acres:** 4.49    **Lot SqFt:** 195,584  
Higby and Oldborough Hts

**Tax/Yr:** \$1,769/2011    **SqFt Src:** Assessor Records    **Legal:**  
**HOA:** \$0(Not Applicable)    **Covenants:** Y    Lot 6 Oldborough Sub

**Title Co:** Unified Title    **Earnest:** \$1,500

**Lot Information:**

~LOT DESC: Cul-de-sac    ~UTILITIES AT PROP LINE: Electricity    ~AVAIL SANITATION: Septic Required    ~EXISTING WATER: None  
~WELL PERMIT: N

**Property Description:**

~STREET DESC/ACCESS: Private Road    ~RESTRICTIONS: Architectural Control

**Offers/Financials:**

~TERMS OFFERED: Cash, Conventional, FHA, VA    ~POSS TERMS: DOD    ~EM PROM NOTE ACCPT: N    ~ASSUMABLE LOAN: N  
~EQUITY: \$135,000    ~REQ NOTICES: Not Applicable

Property Remarks:

**Office:** 00001030-The Platinum Group (719)536-4444 Fax:(719)536-4451  
**Salesman:** 004521-Francis J. Fanelli (719)536-4440 Fax: (719)536-4451 frank@fanelliteam.com Add'l Ph: (719)332-7653  
**Co-List:**  
**Appt/Cont:**

Incentives:

**Seller Name:**  
**VOW:** Y **Blog:** N **AVM:** N **Elect Ad:** A **Display Address:** Y  
**Show/Ag Remarks:**

Sold Information:

**Sold Broker:**  
**Sold Salesman:**  
**Sold Concessions:**  
**Quality Below Grade Interior:**  
**Sold Remarks:**  
**Personal Property Included:**

CDOM:4 DOM:4 Orig LP:\$135,000



4.49 acres situated on left side of cul-de-sac. Open build site with natural balance of meadow and trees.



Gated Entry

