



L233689C

173 PTARMIGAN ROAD, Leadville CO 80461

L \$19,500
S \$17,500



Area:	5 - Lake County	County:	Lake
Subdiv:	Beaver Lake	Tot Acres:	.51
Yr Built:		Year Rem/Adj:	
Taxes Ann:	0	Tax Yr:	2014
Flood Plain:	No	Watershed:	No
Schedule #:	10003491		

Lot #: 4 **Lot Dim:** irreg

Prop Assoc: Yes
Annual HOA Fee: \$795
Filing #: 1 **Improvements:** NA
Covenants: Yes
Legal: Lot 4, Block 4, Beaver Lakes Estates, County of Lake

Special Features: Easily Accessible , Year Round Access
Utilities: Available-Electric , Available-Propane
Terms: Cash , New Loan
Source of Measure: Public Records
Lot Description: Aspens , Level , Mountain Views , Treed

Perm. Bk Rem: BUILDING SITE
Directions: From Leadville, head south on Highway 24, approximately 7 miles, turn left at Weston Pass Road, go through gate to Beaver Lakes EStates

Remarks: BUILDING SITE with Wonderful views. Enjoy the solitude of Beaver Lakes Estates. The fall colors are just around the corner.



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- - - Information herein deemed reliable but not guaranteed

Customer Display



L233836C

196 EMPIRE VALLEY DRIVE, Leadville co 80461

L \$19,900
S \$14,000



Area:	5 - Lake County	County:	Lake
Subdiv:	Beaver Lake	Tot Acres:	.54
Yr Built:		Year Rem/Adj:	
Taxes Ann:	262	Tax Yr:	2013
Flood Plain:	No	Watershed:	No
Schedule #:	10003389		

Lot #: 1 **Lot Dim:** IRREG

Prop Assoc: Yes
Annual HOA Fee: \$800
Filing #: 1 **Improvements:** RAW LAND
Covenants: Yes
Legal: LOT 1 BLK 6 BEAVER LAKES ESTATES, INCLUDES UNDIVIDED SHARE IN COMMON AREA

Special Features: Year Round Access
Utilities: Available-Electric , Available-Phone , Available-Propane , Sewer-Septic , Well-INHS
Terms: Cash , New Loan
Source of Measure: Public Records
Lot Description: Mountain Views , Water View

Perm. Bk Rem: AMAZING MOUNTAIN COMMUNITY LOT!
Directions: From downtown Leadville head south on Hwy 24 to Weston pass road (7 miles) turn left on to Weston pass frontage rd, go through first and second gate. Stay right on empire valley drive, pass elk. Lot is on the right.

Remarks: Build your mountain dream home! Amazing Sawatch range views and lake access! Trout fishing, hiking and biking at your fingertips. Private community, surrounded by national forest. Year round access. Well, septic, electric and gas available. Community has rentable guest cabins, community center, stocked lakes, and maintained roads. Snowmobile out your front door to amazing backcountry access! Rare opportunity! Won't last!



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Customer Display



L230684C

523 EAST 6TH STREET, Leadville CO 80461

L \$20,000
S \$16,500



Area:	5 - Lake County	County:	Lake
Subdiv:	Leadville	Tot Acres:	.06
Yr Built:		Year Rem/Adj:	
Taxes Ann:	0	Tax Yr:	2014
Flood Plain:	No	Watershed:	No
Schedule #:	10040092		

Lot #: 6 **Lot Dim:** 23

Prop Assoc: No
Annual HOA Fee: \$0
Filing #: 1 **Improvements:** none
Covenants: No
Legal: Lot 6, Block 23, East Leadville Addition, Part of the Augusta MS 690

Special Features: Close to Town , Easily Accessible , Historical District , Year Round Access
Utilities: Available-Cable , Available-Electric , Available-Natural Gas , Sewer-City , Water-City
Terms: Cash , New Loan
Source of Measure: Maps/Surveys , Public Records
Lot Description: Mountain Views , Near Game Preserve , Near Ski Area , Sloping

Perm. Bk Rem: GREAT LOT WITH PAID WATER TAP FEE!
Directions: From the office travel south one block to 6th street, turn left and go up to the 500 block. The lots are to the right.

Remarks: This lot is perfect for your mountain home, close to town, mountain views. The lot is slightly sloping - perfect for a garage in the front and sunshine in the back. The water tap fee is paid (\$7000 - value). The lot is 25 x 105, sewer in the rear, water in the street. Seller will consider multiple lot purchases.



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Customer Display



L230688C

521 EAST 6TH STREET, Leadville CO 80461

L \$20,000
S \$16,500



Area:	5 - Lake County	County:	Lake
Subdiv:	Leadville	Tot Acres:	.06
Yr Built:		Year Rem/Adj:	
Taxes Ann:	0	Tax Yr:	2014
Flood Plain:	No	Watershed:	No
Schedule #:	10040092		

Lot #: 7 **Lot Dim:** 23

Prop Assoc: No
Annual HOA Fee: \$0
Filing #: 1 **Improvements:** none
Covenants: No
Legal: Lot 7, Block 23, East Leadville Addition, Part of the Augusta MS 690

Special Features: Close to Town , Easily Accessible , Historical District , Year Round Access
Utilities: Available-Cable , Available-Electric , Available-Natural Gas , Sewer-City , Water-City
Terms: Cash , New Loan
Source of Measure: Maps/Surveys , Public Records
Lot Description: Mountain Views , Near Game Preserve , Near Ski Area , Sloping

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Customer Display



L227550C

201 PTARMIGAN ROAD, Leadville CO 80461

L \$24,900
S \$19,000



Area:	5 - Lake County	County:	Lake
Subdiv:	Beaver Lake	Tot Acres:	.6
Yr Built:		Year Rem/Adj:	
Taxes Ann:	292	Tax Yr:	2014
Flood Plain:	No	Watershed:	No
Schedule #:	10003412		

Lot #: 5 **Lot Dim:** irr

Prop Assoc: Yes
Annual HOA Fee: \$825
Filing #: 1 **Improvements:** none
Covenants: Yes
Legal: Lot 5, Block 4, Beaver Lakes Estates

Special Features: Close to Town , Easily Accessible , Modulars Allowed , Year Round Access
Utilities: Available-Phone , Present-Electric , Present-Phone , Sewer-Septic , Well-INHS
Terms: Cash , New Loan
Source of Measure: Public Records
Lot Description: Mountain Views , Near Ski Area , Premium Building Site , Sloping , Valley View , Water View

Perm. Bk Rem: BEAUTIFUL! MOUNTAIN AND LAKE VIEWS
Directions: Take highway 24 south approximately 7 miles. Turn left at Weston Pass Road, continue 100 yards, turn left at the gate and drive approximately 3 miles through the ranch land. Enter the subdivision turn left on Empire Valley Drive continue up the road. Ptarmigan is not established a

Remarks: This is a beautiful lot with mountain and lake views. Great southern exposure. Ready for your mountain home. Good year round access. Close to town, but not too close. Enjoy the wildlife. Take some time to go fishing or hiking or skiing or just relaxing.



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