

RESIDENTIAL LOT IN EAGLE LANDING



Large (13,503 sq.ft.) residential lot.
Good location near The Bridges and the Pavilion.

\$72,000

MLS #	583534	TAXES	\$989.72 Year: 2007
ADDRESS	Lot 205, Stone Bridge Drive, Montrose	ROAD ACCESS	Paved
PRICE	\$72,000	DOMESTIC WATER	City, tap available
LOT SIZE	13,503 sq. ft., .31 acre	SEWER	City, hook-up available
ZONED	R-3	ELECTRIC	DMEA
HOA	Eagle Landing Dues: TBD	GAS	Kinder Morgan

Information deemed reliable, but not guaranteed. All measurements are approximate.

OBERTO CO.
REAL ESTATE



MLS

DON OBERTO, ABR, GRI, ePRO
Broker/Owner

2798 Woodgate Road, Suite A
Montrose, CO 81401

Office: 970-240-3700

Cell: 970-209-1732

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www.donoberto.com



EAGLE LANDING P.D. FILING NO. 3 PLAT AMENDMENT

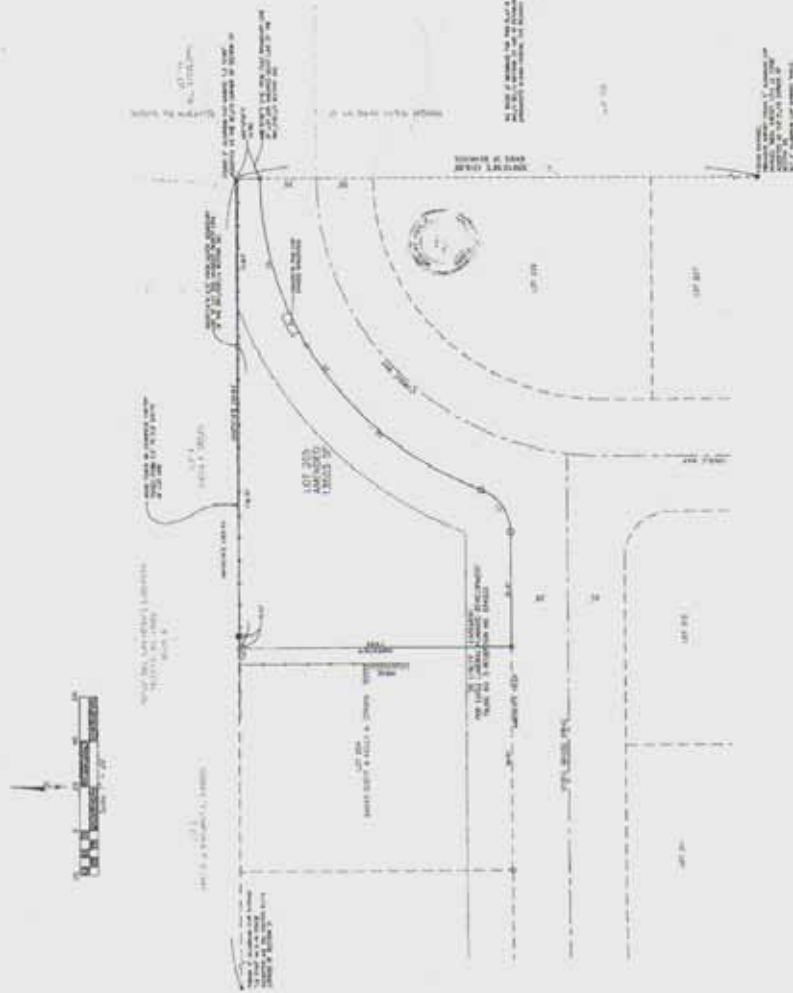
LOT 205 &
ASSOCIATION PROPERTY
LOCATED IN
THE SW 1/4 SECTION 35
TOWNSHIP 48 NORTH, RANGE 9 WEST, R1M74J,
CITY OF MONTICELLO, GARFIELD COUNTY, COLORADO



- NOTES:
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
 - 2. ALL DIMENSIONS ARE TO CENTER OF CURVE UNLESS OTHERWISE SPECIFIED.
 - 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 - 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

AREA TABLE

AREA	AREA (SQ. FT.)	AREA (ACRES)
LOT 205	10,000.00	0.23
LOT 206	10,000.00	0.23
LOT 207	10,000.00	0.23
LOT 208	10,000.00	0.23
LOT 209	10,000.00	0.23
LOT 210	10,000.00	0.23
LOT 211	10,000.00	0.23
LOT 212	10,000.00	0.23
LOT 213	10,000.00	0.23
LOT 214	10,000.00	0.23
LOT 215	10,000.00	0.23
LOT 216	10,000.00	0.23
LOT 217	10,000.00	0.23
LOT 218	10,000.00	0.23
LOT 219	10,000.00	0.23
LOT 220	10,000.00	0.23
LOT 221	10,000.00	0.23
LOT 222	10,000.00	0.23
LOT 223	10,000.00	0.23
LOT 224	10,000.00	0.23
LOT 225	10,000.00	0.23
LOT 226	10,000.00	0.23
LOT 227	10,000.00	0.23
LOT 228	10,000.00	0.23
LOT 229	10,000.00	0.23
LOT 230	10,000.00	0.23
LOT 231	10,000.00	0.23
LOT 232	10,000.00	0.23
LOT 233	10,000.00	0.23
LOT 234	10,000.00	0.23
LOT 235	10,000.00	0.23
LOT 236	10,000.00	0.23
LOT 237	10,000.00	0.23
LOT 238	10,000.00	0.23
LOT 239	10,000.00	0.23
LOT 240	10,000.00	0.23
LOT 241	10,000.00	0.23
LOT 242	10,000.00	0.23
LOT 243	10,000.00	0.23
LOT 244	10,000.00	0.23
LOT 245	10,000.00	0.23
LOT 246	10,000.00	0.23
LOT 247	10,000.00	0.23
LOT 248	10,000.00	0.23
LOT 249	10,000.00	0.23
LOT 250	10,000.00	0.23



THIS PLAT AMENDMENT IS A PART OF THE ORIGINAL PLAT AND SHALL BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED.

EAGLE LANDING P.D. FILING NO. 3
PLAT AMENDMENT
PREPARED BY
MONTICELLO WEST LAND SERVICES, LLC
1000 W. 1ST AVENUE, SUITE 100
MONTICELLO, CO 81401
TEL: 970.249.1234
WWW.MONTICELLOWESTLANDSERVICES.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR REVIEW
2	01/25/2024	REVISED PER COMMENTS
3	02/05/2024	FINAL APPROVAL