

Stoney Creek Subdivision (Expansion)

26.64 Acres Zoned R-3A

Great for Builder/Developer



This expansion of the existing Stoney Creek Subdivision is a 26+ acre parcel that is planned for 107 single family lots. Annexation and zoning (R-3A) are in place. Sketch Plan is approved. This offers a builder/developer the ability to continue developing an existing and successful subdivision.

May be purchased separately: 5+ ac. (21 lots) at \$210,000; 21+ ac. (86 lots) at \$935,000.

Call for more information.

\$1,145,000 — 26+ Acres

\$935,000 — 21+/- Acres

\$210,000 — 5+/- Acres

MLS #	606458	Water Supplier	City of Montrose
Address	67029 Sunnyside Road	Sewer	City of Montrose
Taxes	\$4,803.44 (2008)	Electric Supplier	DMEA
Parcel Size	26.64 approx. acres	Gas Supplier	SourceGas
Zoning	R-3A	Irrigation District	UVWUA
Survey	Yes	Approx. Irrig. Acres	23.00 acres
Street Description	City/Town, Paved	Irrigation Water	39 shares
Comments	Prior owner has an option to purchase existing 1,872-sq.ft. house on 1 lot.		
Directions	East on E. Main to Hillcrest, south to Sunnyside, east to 6700 Road. Property is on the north side of Sunnyside.		

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

OBERTO

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MLS

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