

# BROKER DETAIL REPORT

## GENERAL PROPERTY INFORMATION - LAND

List Price	<b>\$315,000</b>	Sub Type	SF/MF/Acreage	MLS#	927307	Status	Active		
Address	<b>3566 Territory Trail Edwards, CO 81632</b>	Area	<b>CordilleraTheSu</b>	ADOM/CDOM	<b>676/676</b>	List \$/Acre			
Subdivision	<b>Cordillera - Territories</b>	Legal Desc:	<b>SUBDIVISION: TERRITORIES AT CORDILLERA LOT: 13 BK-0733 PG-0660 MAP 08-01-97 BK-0733 PG-0661 DEC 08-0</b>					Sold Price	<b>\$</b>
View	<b>Mountains, South Facing, Valley</b>					Sold \$/Acre	<b>\$0.00</b>		
Location	<b>See Remarks</b>					Sold Date			



[Additional Pictures](#)

**Remarks** **Motivated seller! Enjoy panoramic views over a vast landscape of open meadows. Build your dream home on this beautiful, private property. Zoned for equestrian activities with up to four horses which allows you to build a barn, accessory buildings, riding arena and corrals. This 36.5 +/- acre parcel offers privacy, security, and access to the country club amenities of Cordillera.**

## FINANCIAL / HOA / TAX INFORMATION

HOA fee \$	\	HOA Spec. Assessments	<b>None Known</b>		
Master HOA Fee	<b>0</b>	Master HOA Frequency			
Property Tax	<b>\$16,062</b>	Tax Year	<b>2017</b>	Transfer Tax	<b>0.000%</b>
Transfer Assessment	<b>0.00</b>			Transfer Fee	<b>2.000%</b>

## LAND & SITE INFORMATION

HOA Fee Includes					
HOA/Comm Amenities <b>Clubhouse, Club Membership Avai, Pets, Tennis</b>					
Current Land Use <b>See Remarks</b>					
Water Rights <b>No</b>					
Mineral Rights <b>No</b>		Covenants		<b>Yes</b>	
Tap Fee Paid <b>Unknown</b>					
First Right Of Refusal <b>No</b>		# Of Days <b>0</b>		Will Consider Trade <b>No</b>	
Distressed Property: <b>None</b>					
Schedule #	<b>R045921</b>	Lot Acreage	<b>36.5900</b>	Lot Sq Ft	<b>1593860</b>
Filing #	<b>na</b>	Block #		Lot #	<b>13</b>
Legal Parcel	<b>Yes</b>	GSA	<b>None Known</b>	Ground Lease	<b>No</b>
Water Source		Available Utils <b>Electricity Avail., Trash Pickup</b>			
Land Green Features					
Zoning <b>Residential</b>					
Parcel # <b>210718401014</b>					
Pinned <b>No</b> Staked <b>No</b>					

[Virtual Tour](#)

[Map Link](#)

## LISTING INFORMATION

Attached Documents:

Agency Relationship	<b>Sellers Agent</b>		
Listing Office	<b>Slifer Smith &amp; Frampton/Bachelor Gulch</b>	Co-Listing Office	<b>Slifer Smith &amp; Frampton/Bachelor Gulch</b>
Listing Broker	<b>Ed Swinford</b>	Co-Listing Broker	<b>Brent Rimel</b>
Broker Phone	<b>970-376-0746</b>	Co-Broker Phone	<b>970-390-9872</b>
Broker Email	<b>eswinford@slifer.net</b>	Co-Broker Email	<b>brimel@slifer.net</b>
Broker Remarks	<b>Priced to sell! Bring offers!</b>		

Showing Instructions	<b>Drive By, Unrestricted Access</b>		
Showing Inst Add'l	<b>Call 970.845.2300 to log showing request and to get directions. OR Call or Text Brent Rimel 970.390.9872.</b>		
Driving Directions	<b>From the guard house at the entrance to the Ranch at Cordillera, proceed to intersection with Summit Trail. Turn right on Summit Trail and proceed to The Territories. Summit Trail becomes Territory Trail.</b>		
Selling Broker	Selling Office	Sell-Broker Phone	Sell-Broker Email
Trans Broker Fee	<b>3.0%</b>	Buyer Broker Fee	<b>3.0%</b>
		Listing Buyer Excel	<b>Yes</b>
		Variable Comm Rate	<b>Yes</b>

Featured properties may not be listed by the office/agent presenting this brochure.

Information should be deemed reliable but not guaranteed, all representations are approximate, and individual verification is recommended.

**Copyright 2018 Vail Board of REALTORS**

10/25/201809:55