

RESIDENTIAL LAND FOR SALE



333 Surrey St

Carbondale, Colorado

United States

Parcel Size0

Date Listed09/12/2024

Listing IDGL-1726283727

Asking Price

\$400,000

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11212335>

Overview

This.44-acre homesite in the Ranch at Roaring Fork has Sopris Creek frontage and an amazing amenities package, including private fishing on the Roaring Fork, private streams and ponds, equestrian facilities including horse boarding and trails, golf, tennis courts, a private boat launch into the Roaring Fork, RV parking, a skeet range and 300 plus acres for hiking, biking, snowshoeing, and cross-country skiing. The lifestyle the Ranch provides is among the best in Colorado and the Valley. Come see for yourself. There are no HOA dues until you build. No requirement to build at any time. HOA dues currently at \$454 per month for single family homes. Short term rentals are allowed. There is a registration fee associated with short term rentals. See Governing Documents at Go to Menu, Documents, Governing Documents. No need to sign in if you follow these instructions. Most recent Survey is from 2004. Seller will not provide a new survey. See Documents for Survey. This property has wetlands on it. See Documents for information on Wetlands. Maximum FAR is 5, 500 square feet, according to documents on Garfield County Website. Buyer MUST independently research allowable square footage independently. The building envelope is currently 27000 s.f. The wetlands CAN be cut back for view however cannot be built on.

For more details:

Listed by: Wendy Lucas

**Contact**

**Email**

**Phone**