



\$249,900

452 Nob Hill Trl
FRANKTOWN, CO 80116

4.59 Acres
\$54,444 / Acre



Courtesy of
Anthony M Rael

MB ANTHONY RAE & ASSOCIATES

Phone: 303-520-3179
Office: 303-422-1915
Fax: 303-420-9662
Email: SOLD@ANTHONYRAEL.COM
Website: WWW.ANTHONYRAEL.COM



Listing Office: MB ANTHONY RAE & ASSOCIATES

M747380-LA





Address: 452 Nob Hill Trl	Property Type: Land	List: \$249,900
Listing #: 747380 Status: Active	Backup/First:	PSF: PPA: \$54,444
Area: DEP Doug/elbe/parker	PIN: 650817002014	County: Douglas
Sub Area: PINWOOD KNOLLS	Zoned: RES	City: FRANKTOWN
Type: Residential,Horse Property, Horse Property	Zoning Jurisdiction:	Zip: 80116
Faces: East	Acres: 4.59	Covenants: No
NS Direction: Out Of Metro #:	Lot Size: 199983	Unincorporated:
EW Direction: Out Of Metro #:	Site Frontage:	Survey:
Map / Section: 870 K	School District: Douglas County	Accessed By: Public Road
Taxes: \$6,443	Elementary: Franktown	Maintained By:
HOA Quoted: \$0	Junior High: Sagewood	Road Surface: Paved
Multiple HOAs: No	Senior High: Ponderosa	
Topography: Flat,Sloping,Rock Outcroppings,Wooded	Horses: Covenants Allow For	
Water: Well	Sewer: Septic	Gas: Natural Gas Available
Water Tap Paid:	Sewer Tap Paid:	Gas Tap Fee:
Water Tap Fee:	Sewer Tap Fee:	Electricity: Available
Well: Not Drilled		
Permit / Registration # For Well:		
Usage For Well:		

Description: Avail Engineering,Cable Available

Public Remarks: *WOW* SPECTACULAR PANORAMIC VIEWS AT TOP OF THE HILL * QUIET SUBDIVISION W/ PRIVACY * BUILD YOUR DREAM HOME HERE * TREES LOCATED ALL AROUND THE PROPERTY * MUST SEE TO APPRECIATE * 4.59 ACRES OF NATURES FINEST ** BRING YOUR HORSES * PINWOOD KNOLLS *

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Offered at: \$249,900

Property Features

Property Type:	Land	Water:	Well
Type:	Residential,Horse Property, Horse Property	Water Tap Fee:	
Horses:	Covenants Allow For	Water Tap Pd:	
Acres:	4.59	Well:	Not Drilled
Lot Size:	199983	Usage For Well:	
Site Frontage:		Sewer:	Septic
Topography:	Flat,Sloping,Rock Outcroppings,Wooded	Sewer Tap Fee:	
Accessed By:	Public Road	Sewer Tap Pd:	
Road Surface:	Paved	Gas:	Natural Gas Available
Maintained By:		Gas Tap Fee:	
HOA Quoted:	\$0	Electricity:	Available
		Taxes:	\$6,443

Description

Avail Engineering,Cable Available

Remarks

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