





L233170C

166 BROOKLYN CIRCLE, Leadville co 80461

L \$9,500  
S \$8,500



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Brooklyn Heights	<b>Tot Acres:</b>	.11
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	78	<b>Tax Yr:</b>	2014
<b>Flood Plain:</b>	No	<b>Watershed:</b>	No
<b>Schedule #:</b>	20125534		

<b>Lot #:</b>	34	<b>Lot Dim:</b>	IRREG
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes
<b>Prop Assoc:</b>	No	<b>Fin Int:</b>	No
<b>Annual HOA Fee:</b>	\$0		
<b>Filing #:</b>	1	<b>Improvements:</b>	NONE
<b>Covenants:</b>	No	<b>Lockbox:</b>	No
<b>Legal:</b>	LOT 34 BROOKLYN HEIGHTS SUB		

**Special Features:** Close to Town , Easily Accessible , On Cul-De-Sac , Prime Location , Year Round Access  
**Utilities:** Available-Cable , Available-Electric , Available-Natural Gas , Available-Phone , Sewer-Central , Water-Central  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Mountain Views , Part Wooded

**Perm. Bk Rem:** Incredible views - Great neighborhood.  
**Directions:** South of Harrison to CR 6, turn left. Take next left and then another left.

**Remarks:** A nice sized lot with District Water/ Sewer, paved roads, incredible views, electric/ natural gas/ cable & telephone service! Plans available! Build your own home. 2 minutes to downtown Leadville, 3 minutes to the new recreational master plan area with ice skating, climbing wall, tennis courts, ball fields, skate park, jungle gym and aquatic center. Walk to post office and local coffee shop! Build your dream home!



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L230386C

495 EMPIRE VALLEY ROAD, Leadville CO 80461

L \$18,500  
S \$15,000



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Beaver Lake	<b>Tot Acres:</b>	.58
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	282	<b>Tax Yr:</b>	2013
<b>Flood Plain:</b>	No	<b>Watershed:</b>	No
<b>Schedule #:</b>	10003305		

<b>Lot #:</b>	11	<b>Lot Dim:</b>	Irreg
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	No	<b>Brochure Box:</b>	No
<b>Prop Assoc:</b>	Yes	<b>Fin Int:</b>	No
<b>Annual HOA Fee:</b>	\$825		
<b>Filing #:</b>	1	<b>Improvements:</b>	None
<b>Covenants:</b>	Yes	<b>Lockbox:</b>	No
<b>Legal:</b>	LOT 11, BLOCK 5, BEAVER LAKES ESTATES		

**Special Features:** Easily Accessible , Year Round Access  
**Utilities:** Available-Electric , Available-Phone , Available-Propane , Sew er-Septic , Well-INHS  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Aspens , Mountain View s , Sloping , Valley View , Water View

**Perm. Bk Rem:** Easy to build very gentle sloping lot w ith AMAZING  
**Directions:** 24 SOUTH FROM LEADVILLE TO LAKE COUNTY ROAD 7 ON THE EAST SIDE. ENTER 1ST GATE ON LEFT. CONTINUE UP TO BEAVER LAKES ESTATES. STAY ON EMPIRE VALLEY PAST LOWER LAKE. LOT WILL BE ON THE LEFT.

**Remarks:** Easy to build very gentle sloping lot w ith AMAZING VIEWS of the low er lake, Mt Elbert, Colorado's highest mountain and Independence Pass. Beautiful Aspen grove on the property w ith surrounding Aspen tree view s. Beaver Lakes offers unsurpassed recreational opportunities, surrounded by the San Isabel National Forest. Lodge & cabins for ow ners guests, 2 private fishing lakes, a horse coral & a camping area for ow ners guests as w ell. Skiing, golf, boating, hiking and mountain biking mecca!



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L231109C

128 ELM STREET, Leadville CO 80461

L \$25,000  
S \$20,000



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Not Listed 5	<b>Tot Acres:</b>	.11
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	688	<b>Tax Yr:</b>	2013
<b>Flood Plain:</b>	No	<b>Watershed:</b>	No
<b>Schedule #:</b>	20000766		

**Lot #:** 8,9      **Lot Dim:** 50x105

<b>IDX:</b>	Yes	<b>Gate Key:</b>	No	<b>Sign:</b>	Yes
<b>Internet</b>	Yes	<b>Brochure Box:</b>	No		
<b>Addr.:</b>		<b>Fin Int:</b>	No		
<b>Prop Assoc:</b>	No				
<b>Annual HOA</b>	\$0				
<b>Fee:</b>					
<b>Filing #:</b>	0	<b>Improvements:</b>	na		
<b>Covenants:</b>	No	<b>Lockbox:</b>	No		
<b>Legal:</b>	Lots 8, 9, Block 1, Addition Schultz, City of Leadville				

**Special Features:** Ample Parking , Close to Town , Easily Accessible , Year Round Access  
**Utilities:** Available-Electric , Available-Natural Gas , Sew er-City , Water-City  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Level , Mountain View s

**Perm. Bk Rem:** 2 CITY BUILDING LOTS

**Directions:** From office, go through downtown, turn right on Elm Street, on right side of street

**Remarks:** TWO CITY BUILDING LOTS. Water and sewer easily accessible. Natural gas and electric run along property.



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L232429C

TBD W 8TH STREET, Leadville CO 80461

L \$25,500  
S \$25,500



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Edmonds Territory	<b>Tot Acres:</b>	.22
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	1140	<b>Tax Yr:</b>	2013
<b>Flood Plain:</b>	No	<b>Watershed:</b>	
<b>Schedule #:</b>	20043601		

<b>Lot #:</b>	26	<b>Lot Dim:</b>	IRREG
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes
<b>Prop Assoc:</b>	No	<b>Fin Int:</b>	No
<b>Annual HOA</b>	\$		
<b>Fee:</b>			
<b>Filing #:</b>	1	<b>Improvements:</b>	None
<b>Covenants:</b>	No	<b>Lockbox:</b>	No
<b>Legal:</b>	Lot 26 Block 56 Edmonds Terrace		

**Special Features:** Close to Town , Easily Accessible , Modulars Allowed , Prime Location , Year Round Access  
**Utilities:** Available-Cable , Available-Electric , Available-Natural Gas , Available-Phone , Sewer-Central , Water-Central  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Level , Mountain Views , Sloping , Other-See Remarks

**Perm. Bk Rem:** Your perfect in town lots with views and access!  
**Directions:** From Harrison go west on 8th. Lots all the way at the end on the right before school. Adjacent to mineral belt trail!

**Remarks:** Outstanding views of Collegiate Peaks! This amazing development opportunity won't last long. Walk to schools, hospital, community playground, skate park, ball fields, tennis courts, and ice skating. The mineral belt trail is right outside your back door. Turquoise lake and public golf course 5 minutes away! Gently sloping lots allow for walk out basement and incredible decks to entertain family and friends! Call agent to discuss possible building plans and even pre-construction new home pricing!



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L232428C

TBD W 8TH STREET, Leadville CO 80461

L \$25,500  
S \$25,500



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Edmonds Territory	<b>Tot Acres:</b>	.16
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	1140	<b>Tax Yr:</b>	2013
<b>Flood Plain:</b>	No	<b>Watershed:</b>	
<b>Schedule #:</b>	20043601		

<b>Lot #:</b>	25	<b>Lot Dim:</b>	IRREG
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes
<b>Prop Assoc:</b>	No	<b>Fin Int:</b>	No
<b>Annual HOA</b>	\$		
<b>Fee:</b>			
<b>Filing #:</b>	1	<b>Improvements:</b>	None
<b>Covenants:</b>	No	<b>Lockbox:</b>	No
<b>Legal:</b>	Lot 25 Block 56 Edmonds Terrace		

**Special Features:** Close to Town , Easily Accessible , Modulars Allowed , Prime Location , Year Round Access  
**Utilities:** Available-Cable , Available-Electric , Available-Natural Gas , Available-Phone , Sewer-Central , Water-Central  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Level , Mountain Views , Sloping , Other-See Remarks

**Perm. Bk Rem:** Your perfect in town lots with views and access!  
**Directions:** From Harrison go west on 8th. Lots all the way at the end on the right before school. Adjacent to mineral belt trail!

**Remarks:** Outstanding views of Collegiate Peaks! This amazing development opportunity won't last long. Walk to schools, hospital, community playground, skate park, ball fields, tennis courts, and ice skating. The mineral belt trail is right outside your back door. Turquoise lake and public golf course 5 minutes away! Gently sloping lots allow for walk out basement and incredible decks to entertain family and friends! Call agent to discuss possible building plans and even pre-construction new home pricing!



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L233252C

94 SHADOW VALLEY DRIVE, Leadville CO 80461

L \$75,000  
S \$75,000



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Sylvan Lakes	<b>Tot Acres:</b>	.88
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	1274	<b>Tax Yr:</b>	2014
<b>Flood Plain:</b>	Unknown	<b>Watershed:</b>	No
<b>Schedule #:</b>	50002733		

<b>Lot #:</b>	4,18	<b>Lot Dim:</b>	IRREG
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes
<b>Prop Assoc:</b>	Yes	<b>Fin Int:</b>	No
<b>Annual HOA Fee:</b>	\$100		
<b>Filing #:</b>	1	<b>Improvements:</b>	WELL, ELECTRIC, DRIVEWAY
<b>Covenants:</b>	Yes	<b>Lockbox:</b>	No
<b>Legal:</b>	LOT 4 & LOT 18 SYLVAN LAKES SUB 1ST FILING		

**Special Features:** Easily Accessible , Outbuildings , Prime Location , Year Round Access  
**Utilities:** Available-Propane , Present-Electric , Present-Phone , Sewer-Septic , Well-INHS  
**Terms:** Cash , New Loan  
**Source of Measure:** Public Records  
**Lot Description:** Creek/Stream , Driveway In , Near Ski Area , Part Wooded , Pond , Secluded/Private , Sloping , Water View

**Perm. Bk Rem:** Bordering a lake with a stream running through it!  
**Directions:** Highway 24 North towards Minturn. Left at Sylvan Lakes Subdivision. Follow road until it turns into Shadow Valley Drive. Left on Lotus Lon.

**Remarks:** Bordering a beautiful lake and boasting a fresh water stream that runs right along the edge of the property, this large double parcel enjoys privacy, southern light, and the coveted convenience of living within 35 minutes to the Vail Valley! Electricity is already present and a well is in place. This is a rare opportunity to build your dream home with large deck opening on to a mountain lake with your own private access! The sounds of the bubbling brook will resonate throughout the home!



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L228797C

TBD HWY 82 & CR 10, Twin Lakes CO 81251

L \$125,000  
S \$125,000



<b>Area:</b>	5 - Lake County	<b>County:</b>	Lake
<b>Subdiv:</b>	Edward E Hill Estates	<b>Tot Acres:</b>	4.01
<b>Yr Built:</b>		<b>Year Rem/Adj:</b>	
<b>Taxes Ann:</b>	2076	<b>Tax Yr:</b>	2012
<b>Flood Plain:</b>	No	<b>Watershed:</b>	No
<b>Schedule #:</b>	10002147		

<b>Lot #:</b>	3	<b>Lot Dim:</b>	4.01
<b>IDX:</b>	Yes	<b>Gate Key:</b>	No
<b>Internet Addr.:</b>	Yes	<b>Brochure Box:</b>	Yes
<b>Prop Assoc:</b>	Yes	<b>Fin Int:</b>	No
<b>Annual HOA Fee:</b>	\$0		
<b>Filing #:</b>	4.01	<b>Improvements:</b>	asphalt driveway is in
<b>Covenants:</b>	Yes	<b>Lockbox:</b>	No
<b>Legal:</b>	E E HILL ESTATES TRACT 3		

**Special Features:** Close to Town, CR Access, Easily Accessible, High Visibility, Prime Location, Year Round Access  
**Utilities:** Available-Electric, Available-Phone, Available-Propane  
**Terms:** Cash, New Loan, Owner Finance  
**Source of Measure:** Public Records  
**Lot Description:** Driveway In, Highway Frontage, Mountain Views, Near Ski Area, Premium Building Site, Sloping, Valley View, Water View

**Perm. Bk Rem:** Stunning lake and mountain views  
**Directions:** From Buena Vista go north 17 miles to Highway 82 and go east towards Aspen and Twin Lakes. Stop at CR 10 and the lots are immediately north and just east of the intersection of 82 & 10.

**Remarks:** Beautiful views over Twin Lakes towards Mt. Hope and views of Mt. Elbert to the west. Excellent fishing, hiking, boating, skiing, hunting, snowmobiling, ATV and Jeep trails are just minutes away. Just 45 minutes to Aspen in the summer and Leadville and Buena Vista and just 20 minutes drive. Unobstructed views on this south facing and sloping lot. Three 4 acre lots in a row. MOTIVATED SELLER AND OWNER FINANCING IN POSSIBLE.



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