



**Colonial Trail Angel Fire, NM 87710**

**\$21,750**

Beautiful lot with golf course easement. Located at the tee box for the 4th hole. Gorgeous view of the mountains and fairways. Perfect building site for your mountain view home!!

**Directions:** Right at Angel Fire Resort Entrance off Highway 434. Right on San Mateo, curve left, stay on pavement. Right on Spyglass Hill Road. Right on Via Del Rey. Right on Colonial Trail, stay right at fork in road. Property on the right -- Lot #1199.

ML#:735058	Gas	At Line
Property Type Land	Owner/Broker	No
Property SubType Sale	Phone	At Line
UPC Code 1087149304506	Possession	Day Of Funding
Lot Sq Ft (approx) 18240	Property Access	N Property Line, Graded Road
Lot Acres (approx) 0.419	Radius to ABQ	100+
Price/Acre 51,909.31	Restrictions	Restrictive Covenants, No Mobile Home
County Colfax	Sewer	At Line
Zone Atlas NOZA	Topography	Mostly Level, Slight Slope
Acc. To Prop Line Gravel Road, Private Road	Title Evidence	Title Ins Upon Closg
Apx Lot Dim Front 120.00	Type	Lot, Residential
Apx Lot Dim Side 152.00	Utility Impact Fee	Yes
Buyer Exclusion No	Utilities	Cable TV Available, Sewer, Electric, Gas, Telephone, Water
Cable At Line	Water Information	City Water, Water Stub In
Docs/Data Available Deed, Plat Map	Water	At Line
Electrical At Line	Zoning	R-1
Finance Considered Conventional, Cash To Owner		
FIRPTA No		
Flood Zone No		
Features Partial Wooded, Meadow, Views		

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The above featured property may not be listed by the office/agent presenting this brochure.  
 All information herein has not been verified and is not guaranteed  
 U.S. Patent 6,910,045

