

WELCOME TO THE BEST OF PALMER LAKE!



It is not often you get a chance at a great foothills property like this, where you can design and build your own home. Get out of your car and take walk up to the top of the property. Nature cushions your step, as the breezes sap your stress level. Enjoy the fantastic views of the entire Monument valley spread out before you, and you'll know you are home! Located only a short drive from shopping and other city amenities, but worlds apart from the city humdrum. This is what you deserve. Feel free to walk the land on your own, or call for a personal tour. Thank you!

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- ☺ Superb views from home site!
 - ☺ Property is ready to be built on now!
 - ☺ Ideal exposure for passive or active solar gain!
 - ☺ **Utilities:** The Town of Palmer Lake provides water and sewer; Qwest provides telephone; and Mountain View Electric Association provides power.
 - ☺ Lewis-Palmer School District 38!
 - ☺ Easy, quick drive to shopping and dining!
 - ☺ Walking distance to nearby National Forest land!



Consider having your custom home built here by Eagle Eye Construction. You can get custom home quality from a hands-on builder without the customary high price tag!

✓ **Bar•gain \ 'bär-gən \ n: an advantageous purchase. Ex. This great building site has recently been hugely reduced for a quick sale! Now it is only \$49,900!**

Legal Description: Lots 6 and 7, Block F, Cherry Hills, El Paso County, CO.

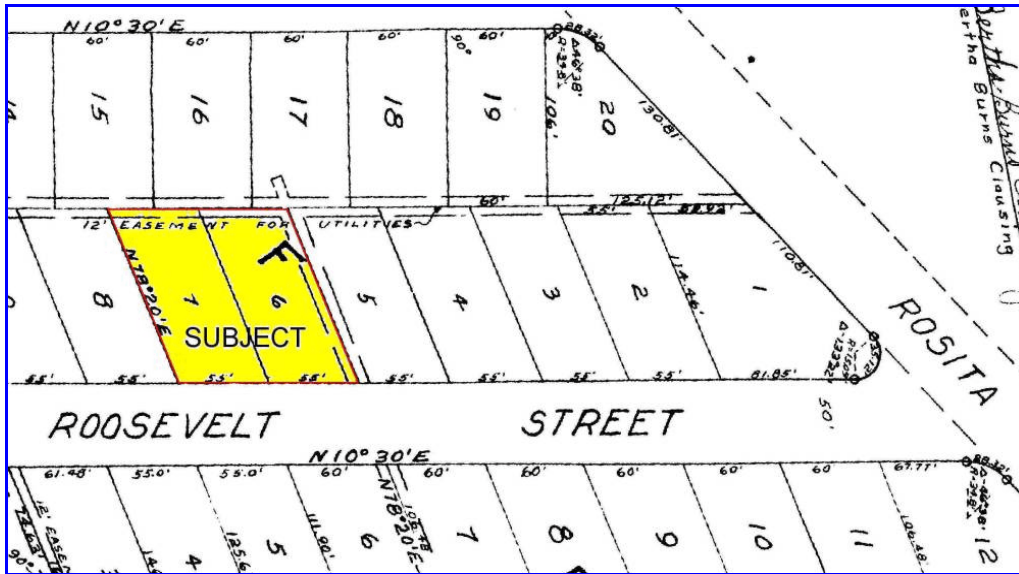
Directions To Site: From the intersection of Highway 105 and South Valley Road (in Palmer Lake), turn onto South Valley Road for 3/10 mile; left onto Old Carriage Road for 2/10 mile; right onto Walnut Avenue for 1/10 mile; right onto Crescent Avenue/Chautauqua Street, and follow Crescent for about 1/10 mile until it becomes Corona Avenue, and proceed for an additional 3/10 mile to Rosita; right on Rosita, then left onto Roosevelt; follow to The Rawhide Company sign. Return by following Rosita 2/10 mile from Roosevelt to Virginia; left on Virginia for 3/10 mile to paved road; right 1/10 mile to Spring Street; left over bridge to Highway 105.



CALL TODAY!

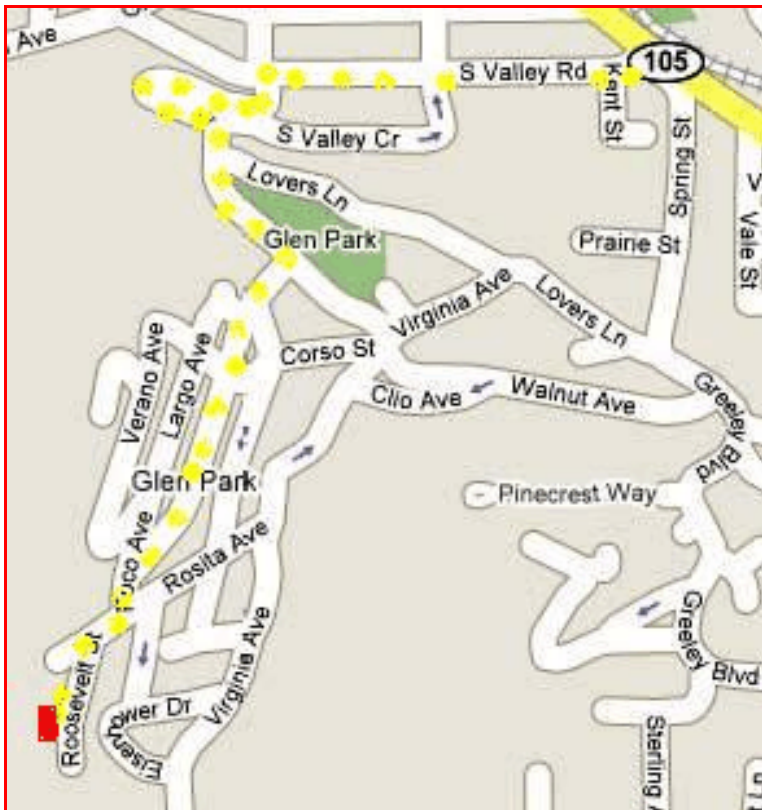
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Offering is subject to errors, omissions, changes, prior sale or withdrawal without notice. (6/25/11)

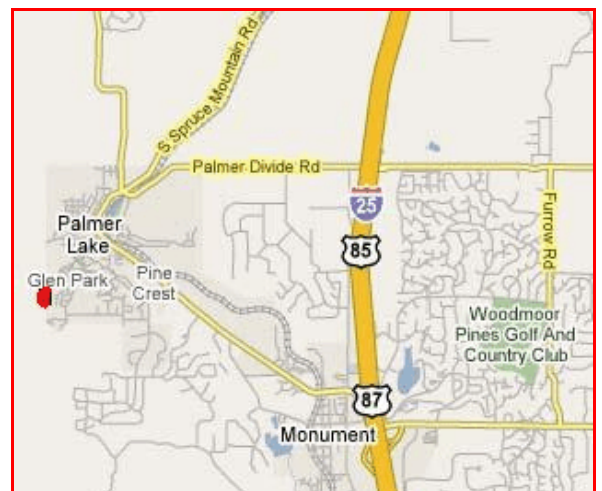


Each lot is approximately 55' x 114.46', according to the recorded plat. Both lots are required in order to build on the site. (Lot 5 may be able to be purchased from its owner, too [(562) 433-6247], but we believe you need at least two lots to get a building permit.

Approximate lot corners are flagged with blue and orange flagging. Buyer should not rely on these (could have been moved or set incorrectly), but should have them confirmed through a survey for exact property corners and boundaries.



Map courtesy of Google Maps



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