

NOW IS YOUR CHANCE!

The last lot in Legacy Heights is available for you to

BUILD YOUR DREAM HOME!



SPECTACULAR MOUNTAIN VIEWS ON 2 ACRES,
enjoy the perfect blend of privacy & country living!

1148 PARAMOUNT DRIVE | BERTHOUD, CO

\$250,000



WWW.SALLTEAM.COM

BRITTANY (970) 685-8587 | BRETT (970) 685-2441

Located near the new championship TCP GOLF COURSE
AND DID WE MENTION, THE VIEWS!



Bring your builder for the
BEST LOT AVAILABLE IN BERTHOUD OR LOVELAND!

DETAILS:

LAND INFORMATION

USAGE: SINGLE FAMILY

IRRIGATION WATER: NO RIGHTS

DITCHES: NO

DEVELOPMENT STATUS: BUILD TO SUIT,
COVENANTS, ARCHITECTURAL APPROVAL
REQUIRED, HOMEOWNERS' ASSOCIATION

UTILITIES: NATURAL GAS, ELECTRIC,
ELECTRICITY AT PROPERTY, HIGH SPEED AVAIL

WATER/SEWER: DISTRICT WATER, SEPTIC

LOT IMPROVEMENTS: STREET PAVED

LOT FEATURES

LEVEL LOT, HOUSE/LOT FACES WEST

TAXES & FEES

TAXES: \$10.00

TAX YEAR: 2017

1ST HOA FEE: \$500

1ST HOA FREQ: ANNUALLY

SCHOOLS

SCHOOL DISTRICT: THOMPSON R2-J

ELEMENTARY: BERTHOUD

MIDDLE/JR HIGH: TURNER

SENIOR HIGH: BERTHOUD



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