



312 Basque Boulevard

Telluride, Colorado



TELLURIDE
PROPERTIES

On Top of Telluride

www.AldasoroRanchLot125.com



Lot 125, Basque Boulevard
Aldasoro Ranch

Perched above most of Aldasoro Ranch and offering panoramic views of the surrounding mountains, this property is nearly 3 acres and borders abundant open space. Located on a cul-de-sac street and with patches of aspen grove, the building site slopes gently downward and offers big views and southern exposure. Owner financing available at 30% down. Owner will consider a trade for a rental property too.

\$550,000

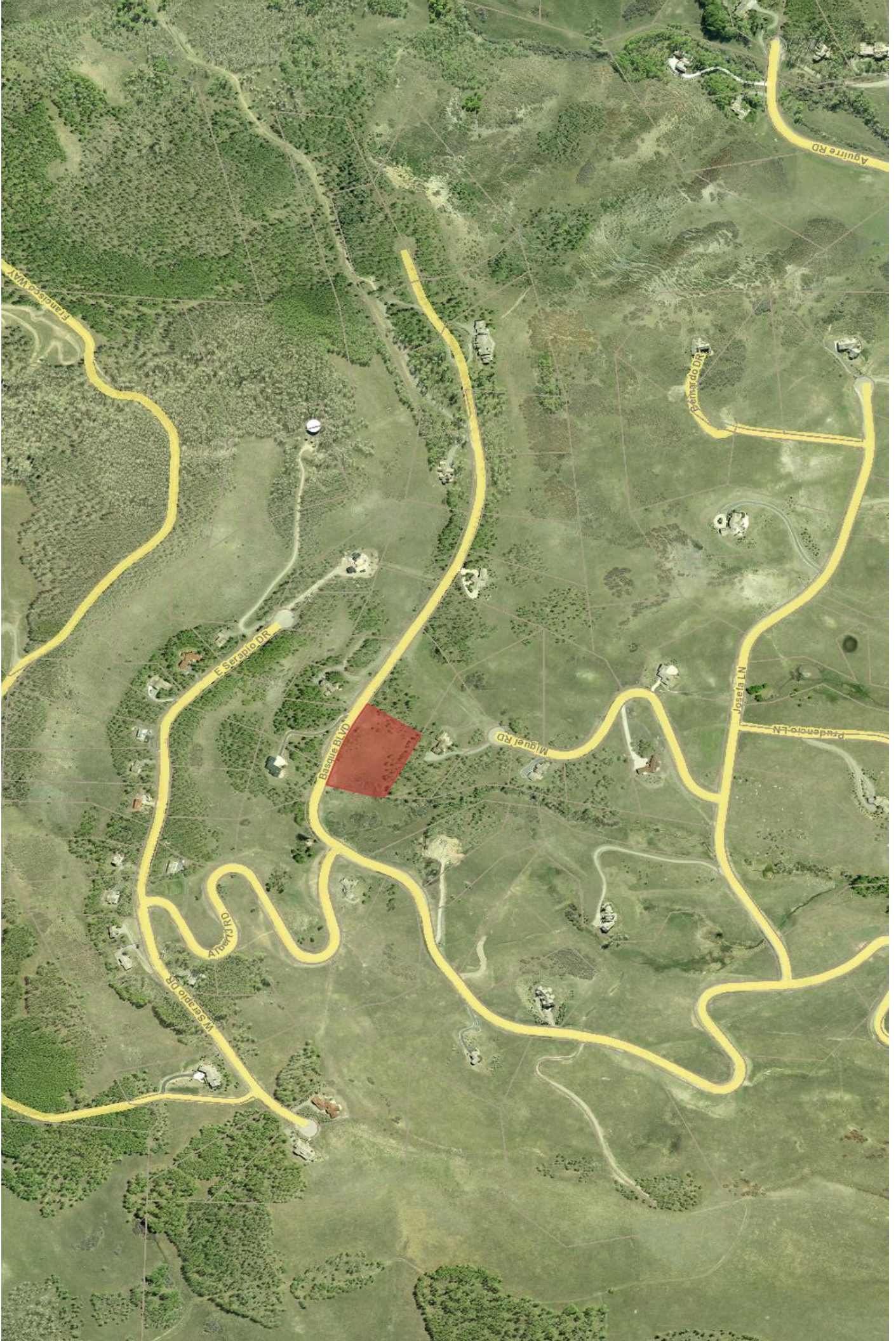
MLS# 32523

Please Note: This information is supplied by third parties and deemed reliable but not guaranteed by either the broker or the owner. Square footage and property sizes are all approximate. Some properties may be in a flood plain, avalanche area, wetlands, other special designated zones or may have pre-existing conditions. Further investigation may be necessary.





Price:	\$550,000
Location:	Aldasoro Ranch, Deep Creek Mesa
Acres:	2.77
Zoning:	Residential
Utilities:	Electricity near lot line, Tap fee due Sewer line available, Phone near lot line
HOA Dues:	\$1,450 per year
Property Taxes:	\$6,263.08 in 2014
Views:	Ski Area, Wilsons, Whipple Mountain, Lone Cone
Special Location:	Cul-de-sac, Borders open space
RETT:	3% Aldasoro Real Estate Transfer Tax



Aquitre Rd

Peltando Dr

Josefa Ln

Prudencio Ln

Miguel Rd

Basalle Blvd

Escriano Dr

Francisco Way

Escriano Dr



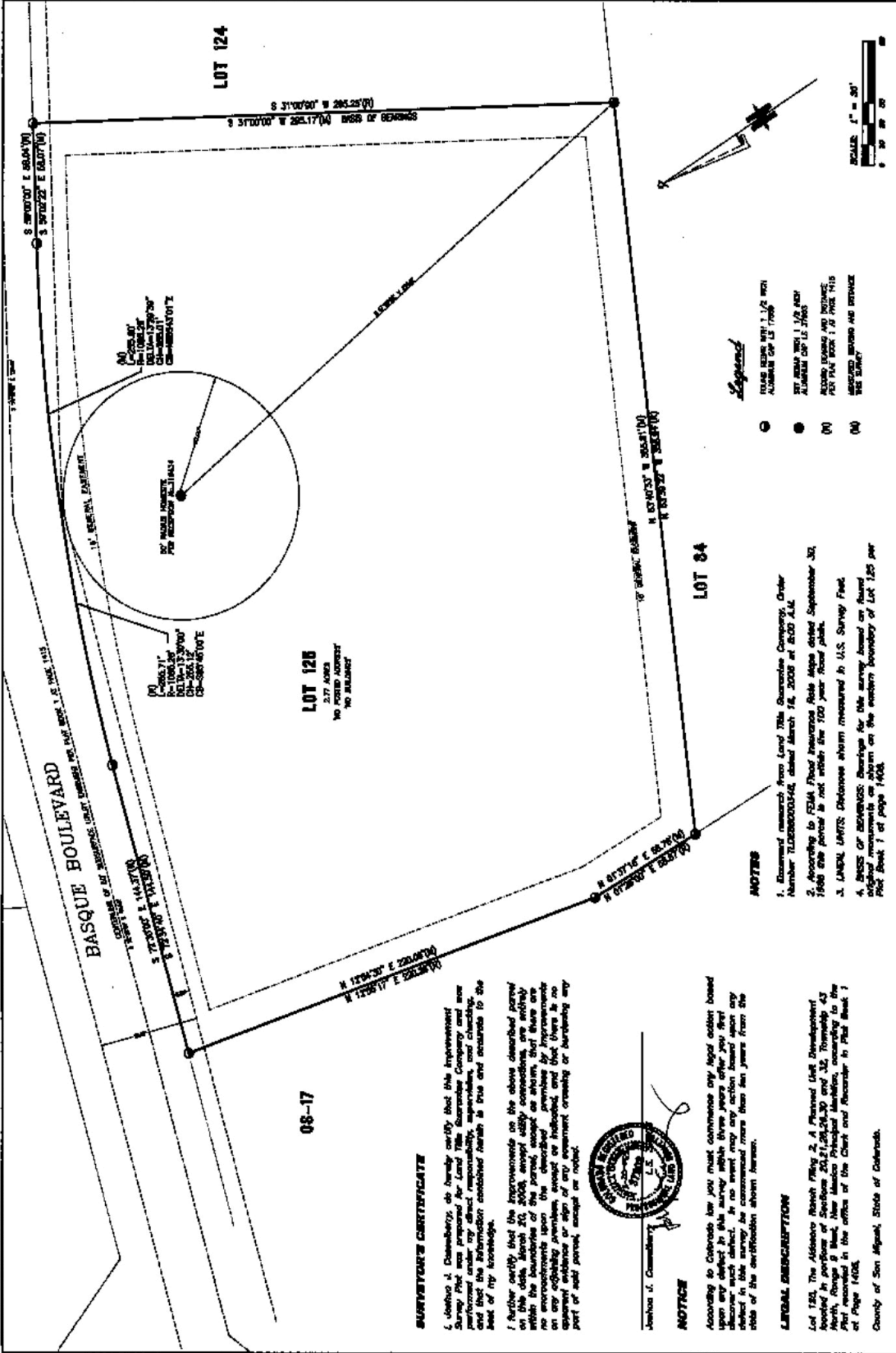
Open Space

E Scarpio DR

Basque BLVD

Miguel RD

Albert J RD



8 31°00'50" W 285.25'(N)
 8 31°00'50" W 285.17'(M) BENCH OF BENCHMARKS

LOT 124

BASQUE BOULEVARD
 COURSE OF SURVEYING UNIT BEARING AND DISTANCE 1.8. 1813

(M) COURSE OF SURVEYING UNIT BEARING AND DISTANCE 1.8. 1813
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LOT 123
 2.37 ACRES
 NO POSTED ADDRESS
 NO BENCHMARK

08-17

N 17°42'30" E 220.00'(M)
 N 12°51'17" E 285.30'(M)

N 67°57'16" E 62.70'(M)
 N 67°58'07" E 282.97'(M)

LOT 84

Legend

- ROAD BENCH WITH 1 1/2" METAL ALUMINUM CAP IS 17865
- BY MOORE MONUMENT FOR RECONSTRUCTION CAP IS 17865
- (M) ADJACENT BOUNDS AND DISTANCE PER PLAN BOOK 1 25 PAGE 1418
- (M) ADJACENT BOUNDS AND DISTANCE PER SURVEY



SURVEYOR'S CERTIFICATE

I, Joshua J. Dambowitz, do hereby certify that this Improvement Survey Plat was prepared for Lot 123, The Aldasoro Ranch, and was performed under my direct responsibility, supervision, and checking, and that the information contained herein is true and accurate to the best of my knowledge.

I further certify that the improvements to the above described survey plat are shown as of March 18, 2008, and that the plat is correct as to the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any encroachment, existing or hereafter, any part of said parcel, except as noted.



Joshua J. Dambowitz
 Surveyor

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

LEGAL DESCRIPTION

Lot 123, The Aldasoro Ranch Plat 2, A Planned Unit Development located in portions of Sections 24, 21, 20, 23, 30 and 32, Township 43 North, Range 8 West, New Mexico Principal Meridian, according to the Plat recorded in the office of the Clerk and Recorder in Plat Book 1 of Page 1408.

County of San Miguel, State of Colorado.

NOTES

1. Examined records from Land Title Guarantee Company, Clerk Number 112282800042, dated March 18, 2008 at 2:00 P.M.
2. According to FEMA Flood Insurance Rate Maps dated September 30, 1988 this parcel is not within the 100 year flood plain.
3. LINEAL METERS Distances shown measured in U.S. Survey Feet.
4. BENCH OF BENCHMARKS Bearings for this survey based on found original measurements on shown on the eastern boundary of Lot 123 per Plat Book 1 of page 1408.

Improvement Survey Plat

Lot 125, The Aldasoro Ranch, Filing 2

970-728-6153 970-728-6050 fax
 PO Box 1386
 126 W. Pacific Ave., Suite B-1
 Telluride, Colorado, 81435

Project No. 02	Project Name
Submittal No.	Submittal Name
Drawn by	Checked by
Start Date 2-12-08	Sheet of 1

Project # 0817



Boundary print: 0817\02\A\02\000.dwg