

REFERENCE NUMBER: TLCO-2309D

LOCATION & SIZE

County, State: Teller County, Colorado

Lot Size: 0.76 Acre

Nearest Town: Florissant

Street Address: 43 Montana Circle

Zip Code: 80816

Latitude & Longitude: Center: [38.88050,-105.24700](#)
NW: [38.88070,-105.24740](#)
NE: [38.88070,-105.24640](#)
SW: [38.88020,-105.24750](#)
SE: [38.88050,-105.24640](#)

LEGAL INFORMATION

Legal Description: Colorado Mountain Estates, Unit 9, Lot 984

Parcel Number: 1445.3220203

Account Number: R0005374

Annual Taxes: \$98.00

ACCESS & UTILITIES

Legal Access: Yes

Access Road: Montana Circle

Access Condition: Well-Maintained Dirt/Gravel Road

Access Frontage: 65 Feet (Eastern Boundary)

Power: Along Montana Circle

Phone: Underground Utilities Along Montana Circle

Water: By Well or Holding Tank

Sewer: By Septic or Alternative

ZONING & RESTRICTIONS

Zoning: R-1 Residential ([Click Here](#))

HOA: Yes, Colorado Mountain Estates POA

Covenants, Conditions & Restrictions: Yes ([Click](#))

Annual Dues: \$50.00

Time Limit On Building: 12 Months From Ground-Breaking

TITLE INFO

Title: Free & Clear

Liens and Encumbrances: None

Mineral Rights: None

Recent Survey: None

Title Insurance: Yes - Insured Through Empire Title of Colorado

Conveyance Document: Warranty Deed

Suggested Type Of Closing: Title/Escrow

Doc Prep Fee: Waived

HELPFUL LINKS

Teller County Assessor's Office (719) 689-2941 ([Click Here](#))

Teller County Planning Department (719) 686-5414 ([Click Here](#))

Core Electric Cooperative (800) 332-9540 ([Click Here](#))

Colorado Mountain Estates Property Owners Association (CMEPOA) (719) 748-3100 ([Click Here](#))

Colorado Mountain Estates POA Rules ([Click Here](#))

Colorado Division of Water Resources (303) 866-3581 ([Click Here](#))

Beginners Guide To Well Permits ([Click Here](#))

NEARBY TOWNS

Florissant: 6 Miles (14 min)

Cripple Creek: 16 Miles (26 min)

Woodland Park: 17 Miles (27 min)

Colorado Springs: 36 Miles (52 min)

Breckenridge: 78 Miles (1 h 31 min)

Denver: 104 Miles (2 h 12 min)

Boulder: 115 Miles (2 h 27 min)

NEARBY ATTRACTIONS

Florissant Fossil Beds ([Click Here](#))

Colorado Wolf & Wildlife Center ([Click Here](#))

Raspberry Mountain ([Click Here](#))

Mueller State Park ([Click Here](#))

Spinney Mountain & Spinney Mountain Reservoir ([Click Here](#))

Eleven Mile State Park ([Click Here](#))

Antero Reservoir ([Click Here](#))

Pike's Peak ([Click Here](#))

Whitewater Adventure Outfitters ([Click Here](#))

