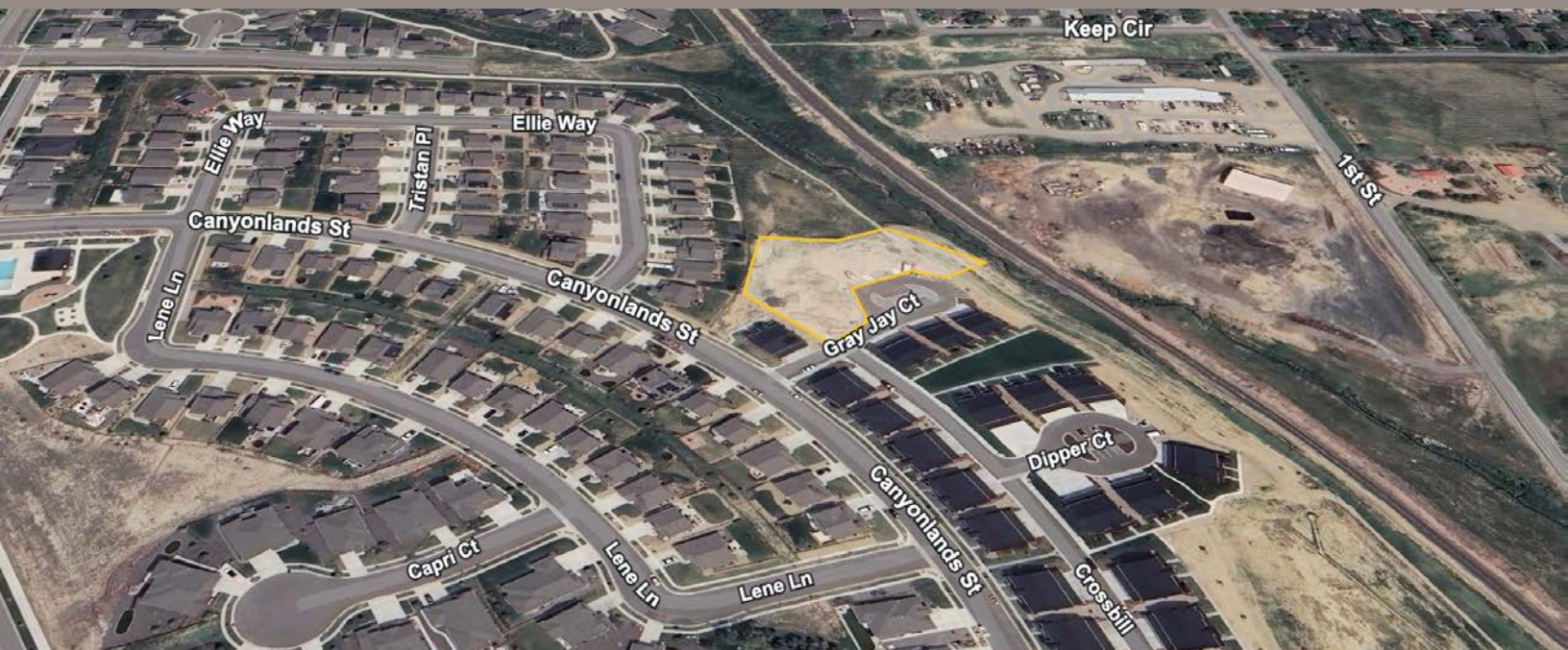


FOR SALE: 8 FINISHED TOWNHOME LOTS

HERITAGE RIDGE 7TH FILING: 304, 308, 314, 318, 324, 328, 334, 338 GRAY JAY COURT
BERTHOUD, CO 80513



LIST PRICE: \$800,000

PROPERTY OVERVIEW

Offering Price	\$100,000 per lot
Lots	Lots 3, 4, 5, 6, 7, 8, 9, 10
Size	0.52 acres (22,651 square feet)
2024 Median Home Value	\$587,054
Property Taxes	\$39,135 (\$4,891.81 per lot)
County	Larimer



SUMMARY

Heritage Ridge is a brand-new master planned community of luxury paired homes in Berthoud, CO. Berthoud is one of the most desirable locations in Northern Colorado, sought after for its small-town feel and closeness to I-25 and surrounding communities. Heritage Ridge has a variety of home types, surrounded by trails and parks, and just minutes from downtown Berthoud. The builder is offering the final 8 vacant finished lots for sale so they can move onto other projects. The lots are shovel ready and part of the existing metro district and HOA. Building permits are paid for at time of construction, water available at a discount.

CO-CRAFT
— BROKERS —

Leslie Brown, Broker Owner
970-389-4555
leslie@coloradocraftbrokers.com

Wild View
Land Company

Marvin Davis
303-478-0623
mdaviswvlc@aol.com

FOR SALE:
8 FINISHED TOWNHOME LOTS
 HERITAGE RIDGE 7TH FILING: 304-338 GRAY JAY COURT
 BERTHOUD, CO 80513



PROPERTY INFORMATION

Water & Sewer	Town of Berthoud
Lot Width	25'
Lot Sizes	2,500 SF
Electricity	Xcel
HOA	Heritage Ridge
Landscaping	Guideline Available
Architectural Control	Comply with HOA Docs

AREA DEMOGRAPHICS



Population

1 Mile	6,666
3 Mile	13,888
5 Mile	22,352



Households

1 Mile	2,552
3 Mile	5,282
5 Mile	8,594



Average HH Income

1 Mile	\$126,664
3 Mile	\$136,439
5 Mile	\$141,130

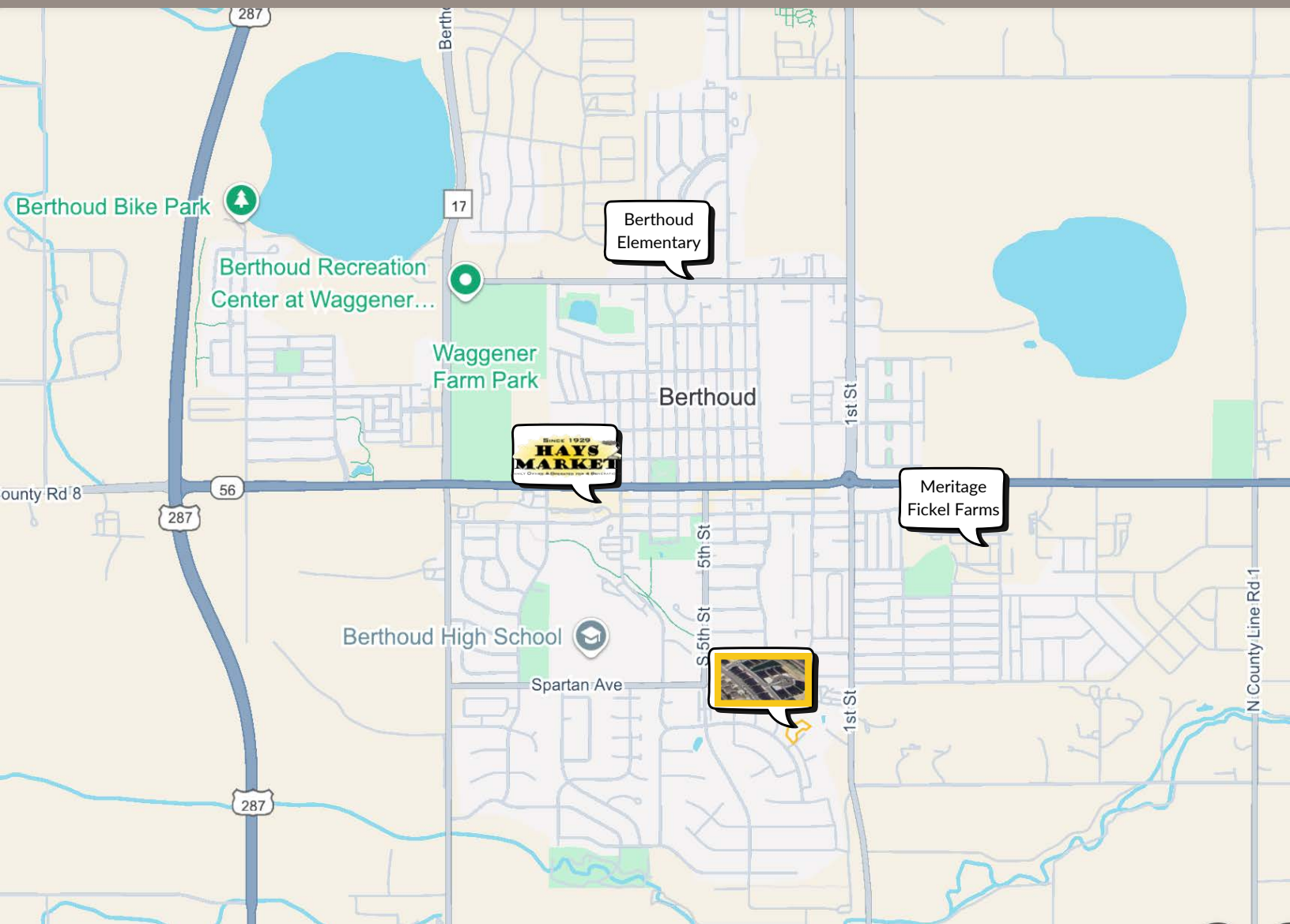
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OTHER INFORMATION

- Plans Available, Negotiable
- Water owned by builder, for sale at a discount
- New Soils Report Required
- Other unit types possible, would require town approval

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