



Address: 46341 NEEDLELEAF LANE	Property Type: LAND	Price: \$421,000
Listing #: 640522 Status: ACTIVE	Backup/First:	PSF: \$1.47 PSA: \$55540.90
Area: DOUG/ELBE/PARKER	Parcel ID#: 650610402003	County: ELBERT
Sub Area: AMANDA PINES ESTATES	Zoned: RES	City: PARKER
Type: RESIDENTIAL,HORSE PROPERTY	Zoning Jurisdiction:	Zip: 80138
Faces: NORTH	Acres: 7.58	Covenants: YES
NS Direction: OUT OF METRO #:0	Lot Size: 286929	Unincorporated:
EW Direction: OUT OF METRO #:0	Site Frontage:	Survey: IMPRVMNT LOC CER
Map/Section: 830 - Q	School District: DOUGLAS	Accessed By: PUBLIC ROAD
Taxes: \$5,436	Elementary: 7140,PINE LANE PRIM/INTER	Maintained By:
Total HOA Fees: \$0	Jr High/Middle: 7370,SIERRA	Road Surface: PAVED
Fee Quoted: Multiple HOAs:	Sr High: 7510,CHAPARRAL	
Topography: GENTLY	Horses: COVNTS ALLOW FOR	
SLOPING,SLOPING,WOODED,ROLLING		
Water: WELL	Sewer: SEPTIC	Gas: NATURAL GAS AVL
Water Tap Paid:	Sewer Tap Paid:	Gas Tap Fee: \$
Water Tap Fee: \$	Sewer Tap Fee: \$	Electricity: AVAILABLE
Well: NOT DRILLED		
Permit/Registration# For Well:		
Usage For Well:		
Description: CABLE AVAILABLE,CUL-DE-SAC,HOA DOCS AVAIL,TELEPHONE AVAIL		
Public Remarks: BEST LOT IN AMANDA PINES. FUTURE LOCATION OF HOME VERY PRIVATE. NATURAL EVERGREEN TREES ON A GENTLE SLOPING LOT. ALLOWS FOR THREE HORSES WITHOUT APPROVAL AWARD WINNING SCHOOLS. GREAT PLACE TO RAISE A FAMILY! SPECTACULAR CUSTOM HOME SITE!		
Listing Office: RE/MAX AFFILIATES		

Portions of this document include intellectual property of ESRI and Metrolist, Inc. and are used herein under license. © 1998-2008 Environmental Systems Research Institute, Inc. and Metrolist, Inc. All rights reserved. All information is subject to change and should be independently verified.