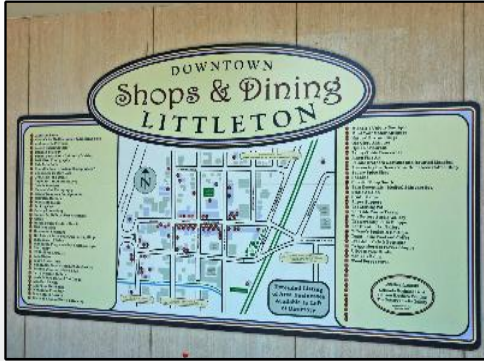




\$575,000

5930 S Watson Ln
Littleton, CO 80123

.61 Acres
\$942,623 / Acre



Courtesy of
Randy Brown
CRS,GRI
MB RANDY BROWN REAL ESTATE INC

Phone: 303-888-1994
Office: 303-794-8900
Fax: 303-794-0039
Email: RANDYBROWNREALESTATE@GMAIL.COM
Website: WWW.RANDYBROWNREALESTATE.COM





Address: 5930 S Watson Ln	Property Type: Land	List: \$575,000
Listing #: 679429 Status: Active	Backup/First:	PSF: PPA: \$942,622.95
Area: SSC S Subn Central	PIN: 207720224003	County: Arapahoe
Sub Area: WATSON LANE SUB 1ST FLG	Zoned: RES	City: Littleton
Type: Residential,Golf Course	Zoning Jurisdiction: County	Zip: 80123
Faces: West	Acres: .61	Covenants: Yes
NS Direction: South #: 5600	Lot Size: 26571	Unincorporated: Yes
EW Direction: East #: 3300	Site Frontage:	Survey:
Map / Section: 343 U	School District: Littleton	Accessed By: Public Road
Taxes: \$4,600	Elementary: Wilder	Maintained By: County
HOA Quoted: \$0	Junior High: Goddard	Road Surface: Paved
Multiple HOAs:	Senior High: Heritage	
Topography: Flat,Gently Sloping	Horses:	
Water: Public	Sewer: Public	Gas: Natural Gas Available
Water Tap Paid: Not Paid	Sewer Tap Paid: Not Paid	Gas Tap Fee:
Water Tap Fee:	Sewer Tap Fee:	Electricity: Available
Well:		
Permit/Registration # for Well:		
Usage for Well:		
Description:		
Public Remarks:	A BEAUTIFUL LOT ON A QUIET STREET OF CUSTOM HOMES. BACKS TO GOLF COURSE AND POND. LOT CAN BE PURCHASED OR A CUSTOM HOME CAN BE BUILT BY JOHN KUROWSKI, CUSTOM BUILDER. VERY CLOSE TO LITTLETON AND LIGHT RAIL TO DOWNTOWN. AN INCREDIBLE SETTING.	
Broker Remarks:	CALL FOR PLAT AND FLOORPLANS. CAN BE BUILTBY YOUR BUILDER. GREAT LOCATION.	
Directions:	FROM SANTA FE AND LITTLETON BLVD, GO WESTTO WATSON LANE AND TURN SOUTH. LOT ISON YOUR LEFT.	
Loan Balance:	Terms: Cash,Conventional,Trade/Exchange	Additional Terms:
Buyers Agency: 3.00	Prospect Reservation: No	Listor Phone: 303-888-1994
Trans Broker: 3.00	Limited Service: No	Office Phone: 303-794-8900
Variable Commissions: Yes	Entry Only: No	Showing Phone: 303-888-1994
Listor: RANDY BROWN	Exclusive: Exclusive Right	Fax: 303-794-0039
Listing Office: MB RANDY BROWN REAL ESTATE INC	Current List Date: 07/12/08	Email: RANDYBROWNREALESTATE@GMAIL.COM
Office ID: MBS51	Original List date: 07/06/08	URL: WWW.RANDYBROWNREALESTATE.COM
Legal: LOT 9 WATSON LANE SUB 1ST FLG CORRECTION PLAT		
Earnest Check To: LAND TITLE		Minimum Earnest: \$20,000
Possesion: AT CLOSING		