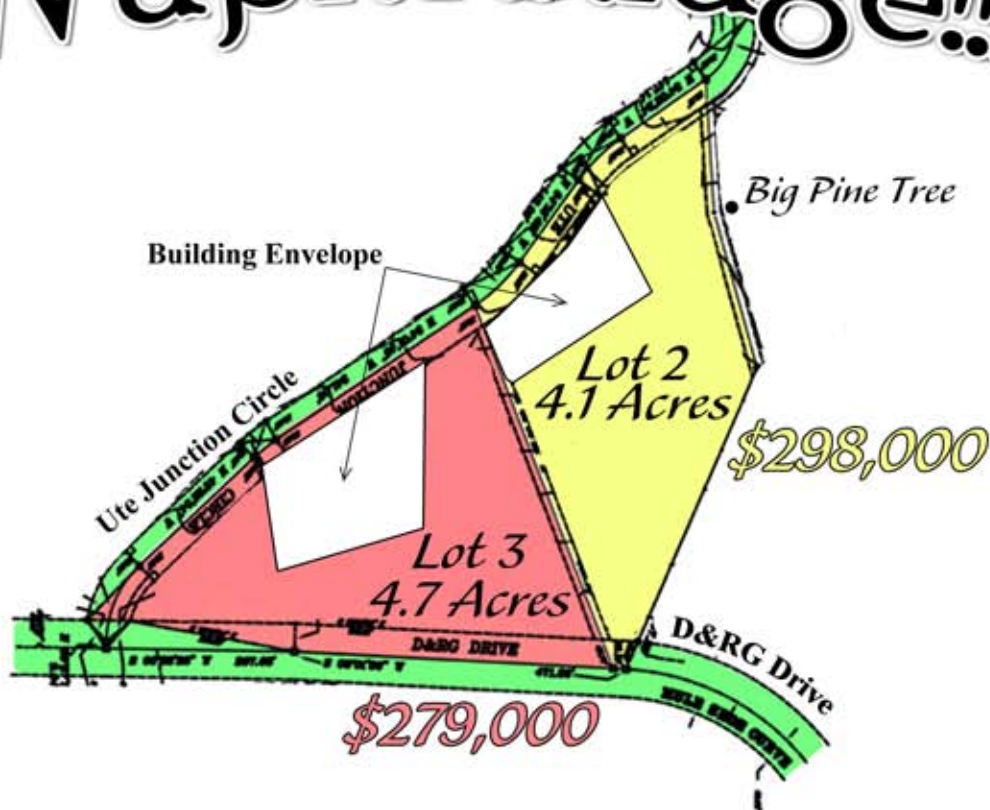


# Wapiti Ridge!!!



**Price Reduced!!!**

MLS #: 621373 & 621536  
AGENT: Rick Lorenz  
LEGAL: Lot 2 & 3 Wapiti Ridge  
TAXES: \$1,567 each lot 2010 estimate  
HOA DUES: Call Broker

TERMS: Cash, Conv.  
ELECTRIC: LPEA  
GAS: Propane  
WATER: Shared Well  
SEWER: You Install Septic



*Two great lots with views of the new Lake Nighthorse to the east. Although technically not located in Shenandoah Estates, homes built on these two lots are protected by the architectural review guidelines of Shenandoah Estates. There are no monthly homeowner association fees, but the property will be subject to sharing in road maintenance expenses when any special assessment are levied. Water will be provided by a high producing shared well although the owner does have a Lake Durango water tap that might be available for sale. Building envelopes on each lot help provide for good separation of homes.*

**TEAM  
LORENZ**



Proudly Offered by Team Lorenz  
The Wells Group Real Estate Brokerage  
(970)375-7007 ~ (970)759-3789(cell)

Rick@BuyDurango.com  
www.BuyDurango.com



*Wapiti Ridge is surrounded by the high-end homes of Shenandoah, Shenandoah Estates, Shenandoah Vista Estates in Shenandoah Highlands. A large portion of the property to the North and East of lot two is in a conservation easement so no construction can occur there.*



*Lot #3 shown above.*

*Lot#2 Shown to the left.*



*Bring your boat and your fishing pole because Lake Nighthorse will be open for recreation. The entrance road to the Lake will be just over 1 mile away. The Lake should be filled next year.*



*The views to the Northeast are of 14,000 foot tall mountain peaks east of Purgatory. In the very distant East, you can even see the mountains at Wolf Creek Pass.*