

# Land - Montrose, CO



## 4117 Waterfall Drive, Montrose, CO, 81403

Offered at \$133,000

Wonderful lot in the upscale Brook Subdivision. Property is bounded by Waterfall on the east and overlooks farmland with an expansive view to the public lands in the distance. Nice homes have been built on either side and Crestview Drive borders the west side. Quiet parcel with all utilities available including HOA irrigation water for your landscaping. Very convenient location in the City of Montrose just a short walk to shopping and the new Rec Center. One of the last lots available in the Brook.

0 Bedrooms
0 Bathrooms
0 sqft
0.45 acre (lot size)
Built: Unknown year



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