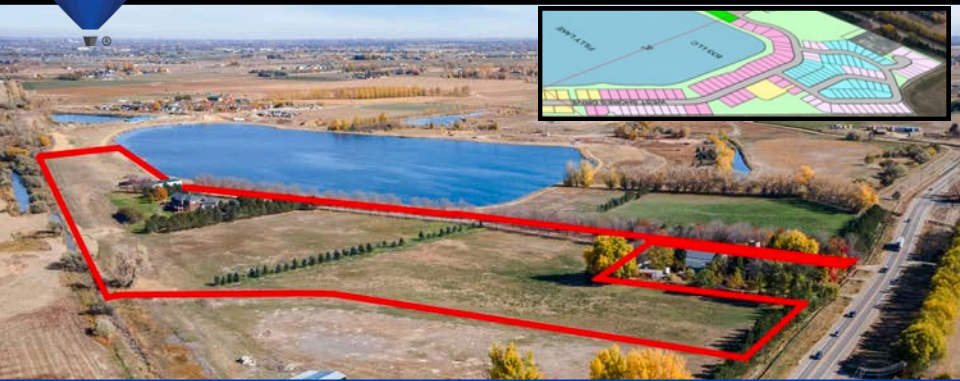




SHORES ON PLUM CREEK

FREDERICK COLORADO



132+/- RESIDENTIAL LOTS @ PRELIMINARY PLAT



54+/- ACRES

26+/- LAKEFRONT LOTS

BEAUTIFUL LAKE FRONT VIEWS



THIS PROPERTY IS SITUATED IN WELD COUNTY AND HAS BEEN ANNEXED INTO THE GROWING TOWN OF FREDERICK, CO. ITS PRIME LOCATION OFFERS EXCELLENT COMMUTING CONVENIENCE, LOCATED JUST OFF HIGHWAY 52. YOU'LL FIND EASY ACCESS TO I-25 (ONLY 3.12 MILES AWAY) AND HIGHWAY 287 (JUST 3.37 MILES AWAY). PERFECT FOR THOSE TRAVELING TO LONGMONT, BOULDER, ERIE, FREDERICK, FIRESTONE, OR EVEN COMMUTING TO DENVER. THIS CENTRAL SPOT PROVIDES A BLEND OF SMALL-TOWN CHARM WITH THE BENEFIT OF NEARBY URBAN AMENITIES.

METRO DISTRICT
SHORES ON PLUM CREEK
METROPOLITAN DISTRICT NO. 9
LEARN MORE AT:



SHORESONPLUMCREEKMD9.COM



MOUNTAIN VIEWS



Abby Renner
970.556.0635

ARenner@Remax.net



LEARN MORE ABOUT THIS PROPERTY
shoresonplumcreek.com/spc

MASTER PLANNED COMMUNITY WITH COMMUTER ACCESS



METRO DISTRICT
SHORES ON PLUM CREEK
METROPOLITAN DISTRICT
NO. 9 WEBSITE:



MASTER PLAN PLATS
SHORES ON PLUM CREEK
PRELIMINARY PLATS

FREDERICK APPLICATION
MOST RECENT FILING APPLICATION
DOCUMENTATION



FREDERICK APPLICATION
ORIGINAL APPLICATION DOCUMENTS
WITH THE TOWN

833 HIGHWAY 52, FREDERICK, CO 80516



AMAZING MOUNTAIN & WATER VIEWS

THIS PROPERTY OFFERS A UNIQUE OPPORTUNITY WITH 54 MASTER PLANNED ACRES DESIGNED TO MAXIMIZE STUNNING MOUNTAIN AND WATER VIEWS, AS WELL AS FLEXIBLE PARCEL SIZING OPTIONS. THE SALE INCLUDES A SPACIOUS 11,108 SQUARE-FOOT BRICK RANCH HOME, BUILT IN 2000, FEATURING A WALKOUT BASEMENT, 6 BEDROOMS, AND 7 BATHROOMS.



LOCATED IN THE TOWN OF FREDERICK, THIS PROPERTY IS PART OF A LARGER MASTER-PLANNED COMMUNITY AND IS POISED FOR A SEAMLESS TRANSFER OF OWNERSHIP. THE NEW OWNER WILL HAVE THE OPPORTUNITY TO COLLABORATE WITH THE TOWN TO FINALIZE THE DEVELOPMENT, MAKING IT AN IDEAL INVESTMENT FOR THOSE LOOKING TO CAPITALIZE ON ITS PRIME LOCATION AND POTENTIAL.



MASTER PLANNED COMMUNITY



RE/MAX
NEXUS



LEARN MORE ABOUT THIS PROPERTY
shoresonplumcreek.com/spc

All information deemed reliable but not guaranteed. Any and all general or specific description, inclusions, sized, square footage, renderings, photography, while obtained from reliable sources, must be considered approximate and all are subject to modification or deletion without notice. Purchaser must verify ALL information to their own satisfaction prior to selection.