


176 Bear Cub Drive  
Ridgway, CO 81432

 \$22,500

# PHOTOS COMING SOON



Kari L Girard, Ponderosa Real Estate The Source For Real Estate, C: 970-729-0300, Kari@PonderosaRE.com, <http://www.ponderosare.com/>: Great buy in Divide Ranch & Club. Central location to all amenities. Nicely treed with Ponderosa, Pinon, Juniper with some nice open area. Price includes paid water tap, and all other underground utilities are to lot line ready to be tapped into and build your dream home. Current owners have completed house plans for this lot too! Also, includes a golf membership to Divide Ranch & Club and paved streets. Located in the award winning Divide Ranch & Club, 7, ...



### Kari Girard

Ponderosa Real Estate  
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565 Sherman St. Unit #2, Ridgway, CO 81432



"The Source For Real Estate"



### John Hunter

Loan Officer | NMLS #251041  
Fidelity Mortgage  
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221 Colorado Ave, Unit C., Montrose, CO 81401



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