

Just a Few Reminders when buying in a Mountain Community...

1. Slope of the Land: Flat vs. Steep
2. Foundation Density: Is the land wet? Rocky? What kind of dirt maneuvering are you going to have to do before you put in a foundation? Bring more fill? Haul away big boulders?
3. Driveway Entrance: Where are you going to put a driveway? How is large equipment going to be able to maneuver with out tearing up foliage? Will you have enough room to park and easily move trailers? Easy to Plow Snow?
4. Trees: How many are beetle kill invested? How many are you going to have to remove before you can start construction?
5. Utilities: Where will the utilities be located? How much wire/ pipe will you have to run to the building site?
6. Well/ Septic vs. Water/ Sewer Taps? What are the costs associated with water and waste disposal?
7. Building Envelope/ Set Backs? Is your particular home going to fit the dimensions of the land?
8. Cost: Why is the land priced the way it is? Why is it for sale? Could the owner not use it?
9. Home Owners Association (HOA): Is there an HOA, what are their regulations and restrictions? Covenants?
10. Building Committee: Is there a building review committee? What are the specifications they require?
11. Toys: Are you allowed to park your recreational "Toys" in the open? Are you allowed to camp on your property before you build?
12. Zoning: What is the property zoned? Is the zoning going to meet your needs for the property?

For more helpful tips... CALL Today and speak with a Realtor!

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