

HOME SITES FOR SALE

Sunset Ponds, Monticello, MN

For more information please contact:

Bob Lyngen

Office: 952-882-1112

boblyngen@gonyealand.com

www.gonyealand.com

42 Single Family Home Sites

72 Townhome Lots

Average Lot Dimensions: 52' x 148' (R-2A Zoning)
70' x 150' (R-1 Zoning)

Average Row Townhome

Pad Sites: 28' x 140' (R-2 Zoning)

Home Site Description: Pond views, walkout lots available

Did you know: That you can buy a home site in Monticello for less than comparable sites in other suburbs closer to the Twin Cities?

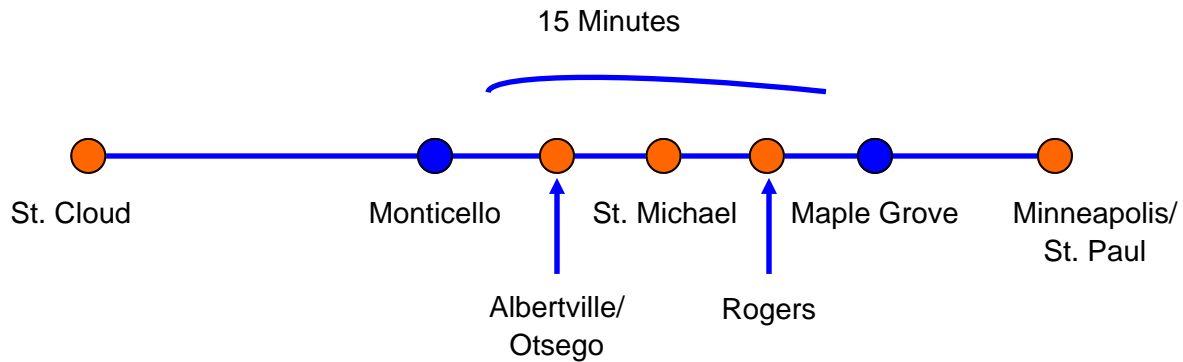
Gonyea Land Company

211 South River Ridge Circle, #100

Burnsville, MN 55337


Monticello is close, no matter what direction you head.

Monticello is just a short trip on I-94 from both the Twin Cities and St. Cloud



Monticello Offers Incredible Value

Did you know: You can purchase a home site in Monticello for less than comparable sites in other suburbs closer to the Twin Cities? This allows you to receive more value in your home. See the chart below to discover how much more home you can receive if you live in Monticello.

	Maple Grove	Rogers	St. Michael	Albertville	Otsego	Monticello
Average Lot Value for Premium Wooded Lots	\$190,000	\$110,000	\$100,000	\$90,000	\$90,000	\$50,000

15 minutes and a monthly savings of \$750.00*

For more information on Monticello, visit one of these Web sites:

Chamber of Commerce	www.monticellochamber.com
School District	www.monticello.k12.mn.us
City of Monticello	www.ci.monticello.mn.us
Discover Monticello	www.discovermonticello.com
Wright County	www.co.wright.mn.us
Gonyea Land Company	www.gonyealand.com

*Terms: Based on an average wooded lot value of \$140,000 mortgage at 6 percent interest for 30 years. The information provided herein has been compiled from various sources. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective Purchaser should carefully verify all information contained herein and check with the various governmental authorities prior to final purchase.