



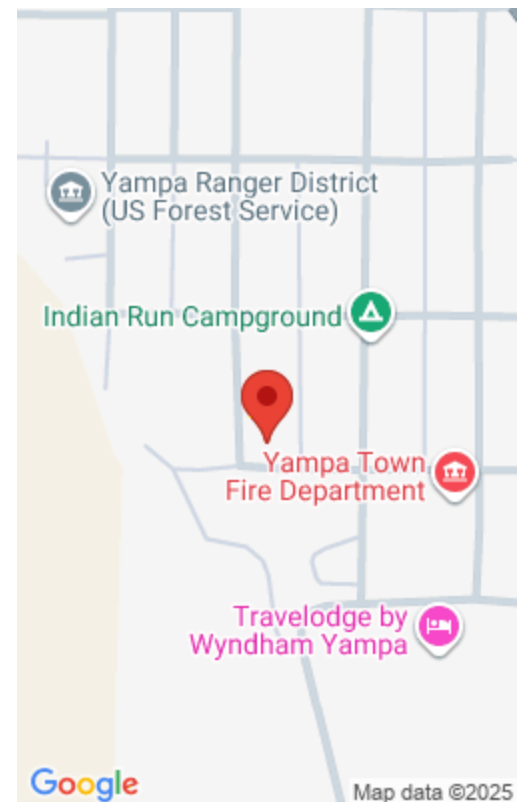
**\$119,900**

## **132 CLIFTON AVE, YAMPA, CO 80483, USA**

<https://www.breckmtn.com>

This is a rare chance for you to build your dream home in the paradise we call Yampa Colorado, the Gateway to the Flattop Wilderness area. Tap fees are already paid for water and sewer, and the lot is nice and flat with mature trees offering shade and character to the lot. Enjoy the quiet...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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# Basics

**Type:** ImprovedLand, Residential

**Category:** Land

**Bathrooms:** 0 baths

**MLS ID:** S1058187

**Date Added:** 2025-05-22

**Status:** Active

**Lot size, sq ft:** 8712, 0.2 sq ft

**OriginatingSystemName:** SUMMIT

**Lot Size Acres:** 0.2 acres

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# Building Details

**Water Source:** Public

**Sewer:** Connected,PublicSewer

**Parcel Number:** R3847688

**Heating:** No

**ViewYN:** No

**Open Parking:** No

**Lot Features:** CityLot

**Subdivision Name:** YAMPA

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 0.2 sq ft

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# Amenities & Features

**Utilities:** ElectricityAvailable, SewerAvailable, TrashCollection, WaterAvailable, SewerConnected

**Spa:** No

**Pets Allowed:** No

**Lot Features:** CityLot

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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# Nearby Schools

**Middle Or Junior School:** Soroco

**High School:** Soroco

**Elementary School:** South Routt



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$981

**Tax Year:** 2021

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## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** Residential,SingleFamily

**Exclusions:** No

**Attribution Contact:** (970) 846-3480

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## Listing Information Courtesy of:

**Agent Name:** Sharon Pace Ward

**List Office Name:** Steamboat Mountain Real Estate

