



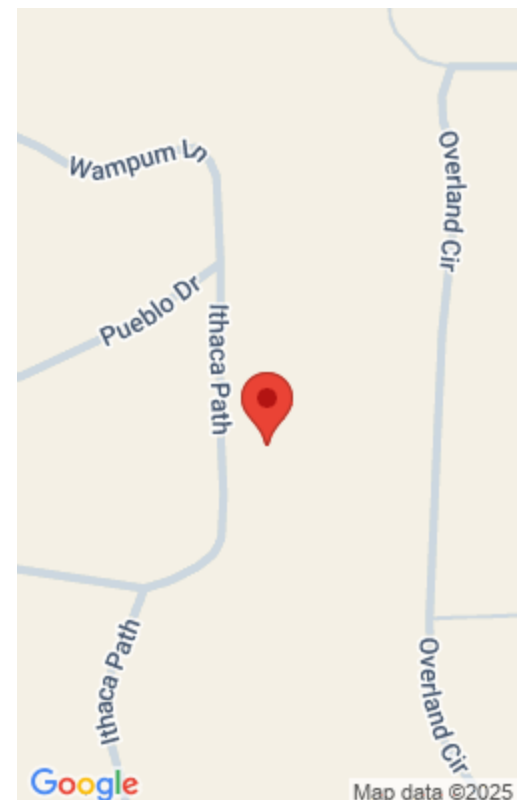
## 1403 WAMPUM LN, JEFFERSON, CO 80456, USA

<https://www.breckmtn.com>

Discover the perfect mountain retreat! This exceptional 1+ acre for sale is nestled in the a picturesque Indian Mountain community, a friendly community with plenty to do. The community center hosts many activities, the common area includes a clubhouse, public restrooms, bbq area, playground, sledding and hiking trails. For those who wish to camp on...

**\$38,000**

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 43995.6, 1.01 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1063775	<b>Lot Size Acres:</b> 1.01 acres
<b>Date Added:</b> 2025-09-29	

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains
<b>Subdivision Name:</b> INDIAN MOUNTAIN	<b>Parcel Number:</b> 10044
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 1.01 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, Propane, PhoneAvailable, TrashCollection	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> RollingSlope, ManyTrees, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	





## Expenses, Fees & Taxes

**Association Fee:** \$50

**Tax Annual Amount:** \$707.86

**Tax Year:** 2024



## Miscellaneous

**Association Fee Frequency:**

Annually

**Community Features:**

Clubhouse,SeeRemarks,TrailsPaths

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No



## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

**List Office Name:** Jefferson Real Estate, Inc.

