

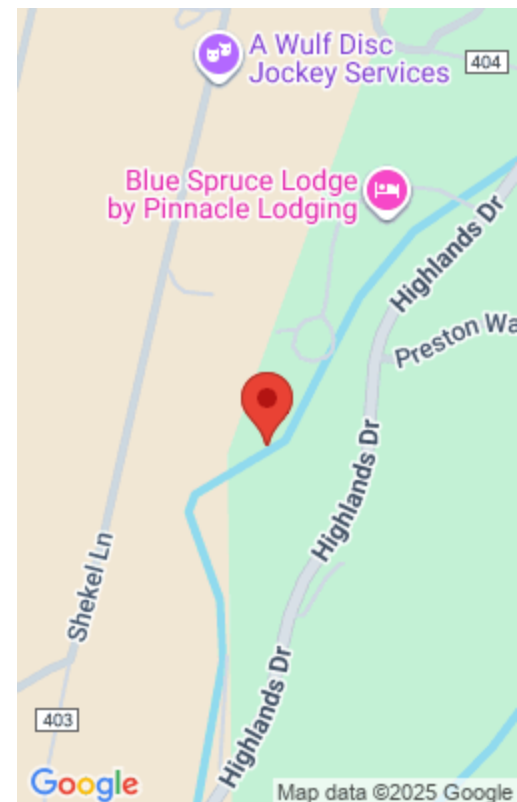
**\$1,675,000**

**863 HIGHLANDS DR, BRECKENRIDGE, CO  
80424, USA**

<https://www.breckmtn.com>

Rare gem!! Views from Breckenridge Ski Area to Peak One in Frisco. Situated on 2+ acres and bordering HOA-owned Open Space means you will have no neighbor to the south and feels like even larger acreage. This lightly graded parcel provides an easy build and is ready for a legacy home to be built. There...

- 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> 90169.2, 2.07 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1057037	<b>Lot Size Acres:</b> 2.07 acres
<b>Date Added:</b> 2025-04-10	<b>Days On Market:</b> 147

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## Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> CornerLot, CityLot, NearSkiArea, OnGolfCourse
<b>View:</b> Mountains, SkiArea, SouthernExposure, TreesWoods	<b>Subdivision Name:</b> HIGHLANDS AT BRECKENRIDGE
<b>Virtual Tour URL Branded:</b> <a href="https://www.203spaldingterrace.com/">https://www.203spaldingterrace.com/</a>	<b>Parcel Number:</b> 6502508
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 2.07 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable	<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> CornerLot, CityLot, NearSkiArea, OnGolfCourse	

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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$175	<b>Tax Annual Amount:</b> \$3,420.91
<b>Tax Year:</b> 2024	



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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:**  
Golf, Trails Paths

**Current Use:** Residential, Single Family

**Exclusions:** No

**Attribution Contact:** richard@breckenridgeassociates.com

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## Listing Information Courtesy of:

**Agent Name:** Richard Wallace

**List Office Name:** Breckenridge Associates R.E.

