



**BORDERING
~40 ACRES OF
OPEN SPACE**

1.37 ACRES

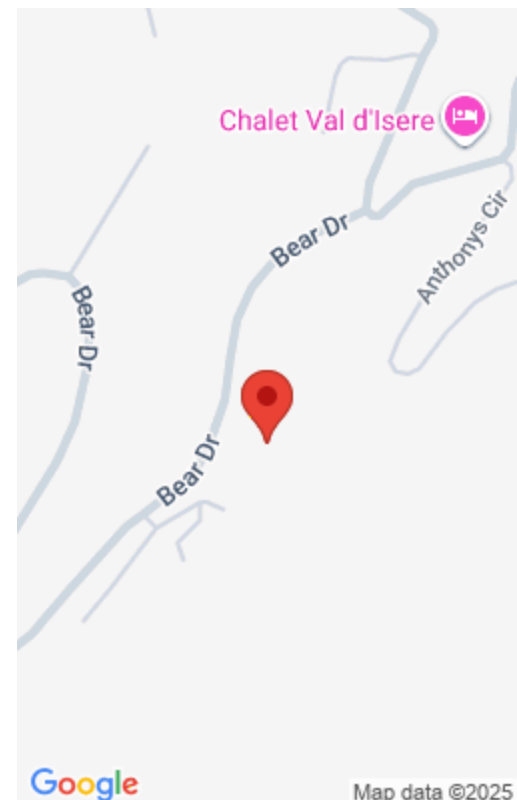
\$975,000

**2245 BEAR DR, STEAMBOAT SPRINGS, CO
80487, USA**

<https://www.breckmtn.com>

- 0 baths
- Improved Land, Residential
- Land
- Active

Make this 1.37-acre residential lot in Running Bear your stunning dream home! One of the few remaining vacant lots in this coveted neighborhood, this gently sloping land will allow for extraordinary views that span across the Yampa Valley. Enjoy beautiful sunsets with commanding westerly views encompassing the Yampa Valley and the distant Flat Tops from...



Basics

Type: ImprovedLand, Residential	Status: Active
Category: Land	Lot size, sq ft: 59677.2, 1.37 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1055828	Lot Size Acres: 1.37 acres
Date Added: 2025-01-13	Days On Market: 227

Building Details

Water Source: Public	Lot Features: SeeRemarks
View: Mountains	Subdivision Name: RUNNING BEAR
Parcel Number: R6259337	Waterfront: No
Heating: No	Land Lease: No
ViewYN: Yes	Lot Size Area: 1.37 sq ft
Open Parking: No	

Amenities & Features

Utilities: CableAvailable, ElectricityAvailable, NaturalGasAvailable, PhoneAvailable, TrashCollection, SewerAvailable	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: SeeRemarks	

Nearby Schools

Middle Or Junior School: Steamboat Springs **Elementary School:** Strawberry Park
High School: Steamboat Springs





Expenses, Fees & Taxes

Association Fee: \$279

Tax Annual Amount: \$11,032.44

Tax Year: 2023



Miscellaneous

Association Fee Frequency: Annually

Community Features: None

Current Use: Residential,SingleFamily,Vacant

Exclusions: No



Listing Information Courtesy of:

Agent Name: Kenny Reisman

List Office Name: The Agency Steamboat Springs

