



\$155,000

**249 LOWER RANCH VIEW DR, GRANBY, CO
80446, USA**

<https://www.breckmtn.com>

Flat 1/ 2 acre home site with huge views and easy build. This was first owned by the original developer so it was pushed back in the building envelope to maximize the views of the valley when homes around them would be built. Situated along the biking and hiking trails, with full Granby Ranch benefits...

- 0 baths
- UnimprovedLand
- Land
- Active



Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 22651.2, 0.52 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1055163	Lot Size Acres: 0.52 acres
Date Added: 2024-10-28	Days On Market: 268

Building Details

Water Source: Public	Lot Features: SeeRemarks
View: GolfCourse,Mountains,SkiArea	Subdivision Name: OTHER - GRAND
Parcel Number: R303841	Waterfront: No
Heating: No	Land Lease: No
ViewYN: Yes	Lot Size Area: 0.52 sq ft
Open Parking: No	

Amenities & Features

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

Expenses, Fees & Taxes

Association Fee: \$3,542	Tax Annual Amount: \$4,795.93
Tax Year: 2023	



Miscellaneous

Association Fee Frequency: Annually **Community Features:** Golf,TrailsPaths
Current Use: Residential,SingleFamily **Exclusions:** No

Listing Information Courtesy of:

Agent Name: Sheila Bailey **List Office Name:** Keller WilliamsAdvantageRealty

