



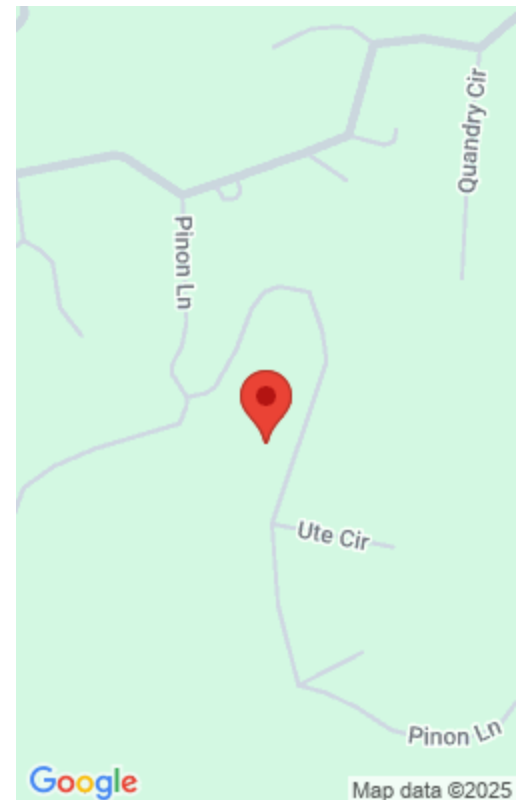
**\$17,400**

## **255 PINON LN, FLORISSANT, CO 80816, USA**

<https://www.breckmtn.com>

This beautifully treed lot is the perfect place for your mountain retreat or full time residence. Located in the lovely community of Colorado Mountain Estates, you can enjoy private fishing on Lake Magnuson, the community picnic area, a wonderful sense of community, an abundance of wildlife, and pride of ownership. Plus the location is perfect,...

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



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## Basics

<b>Type:</b> ImprovedLand, Residential	<b>Status:</b> Active
<b>Category:</b> Land	<b>Bathrooms:</b> 0 baths
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1041012
<b>Lot Size Acres:</b> 0.53 acres	<b>Date Added:</b> 2023-05-26
<b>Days On Market:</b> 549	

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## Building Details

<b>Water Source:</b> Well	<b>Sewer:</b> SepticNeeded
<b>View:</b> Mountains	<b>Subdivision Name:</b> OUT OF AREA
<b>Parcel Number:</b> R0005566	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 0.53 sq ft
<b>Open Parking:</b> No	

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, 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> SeeRemarks	

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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$48	<b>Tax Annual Amount:</b> \$93
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## Miscellaneous

**Association Fee Frequency:** Annually **Community Features:** SeeRemarks  
**Current Use:** Residential,SeeRemarks **Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall **List Office Name:** Jefferson Real Estate, Inc.

