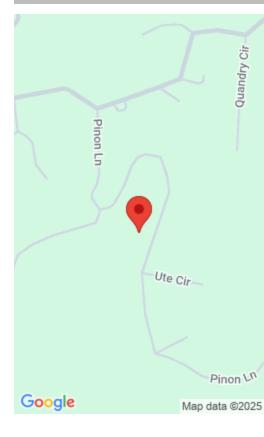


# 255 PINON LANE, FLORISSANT, CO, FLORISSANT

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 haths
- ImprovedLand, Residential
- Land
- Active





#### **Basics**

**Type:** ImprovedLand, Residential **Status:** Active

Category: Land Lot size, sq ft: 23086.8, 0.53 sq ft

Bathrooms: 0 baths OriginatingSystemName: SUMMIT

MLS ID: S1041012 Lot Size Acres: 0.53 acres

Date Added: 2023-05-26 Days On Market: 900

## **Building Details**

Water Source: Well Lot Features: SeeRemarks

Sewer: SepticNeeded View: Mountains

Subdivision Name: OUT OF AREA Parcel Number: R0005566

Waterfront: No Heating: No Land Lease: No ViewYN: Yes

**Lot Size Area: 0.53** sq ft **Open Parking:** No

#### **Amenities & Features**

**Utilities:** ElectricityAvailable, NaturalGasAvailable, Propane, **Fireplace:** No

PhoneAvailable, TrashCollection

Spa: No CoolingYN: No

Pets Allowed: No PoolPrivateYN: No

Lot Features: SeeRemarks

### **Expenses, Fees & Taxes**

Association Fee: \$48 Tax Annual Amount: \$93



# Miscellaneous

Association Fee Frequency: Annually Community Features: SeeRemarks

Current Use: Residential, SeeRemarks Exclusions: No

# **Listing Information Courtesy of:**

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

