



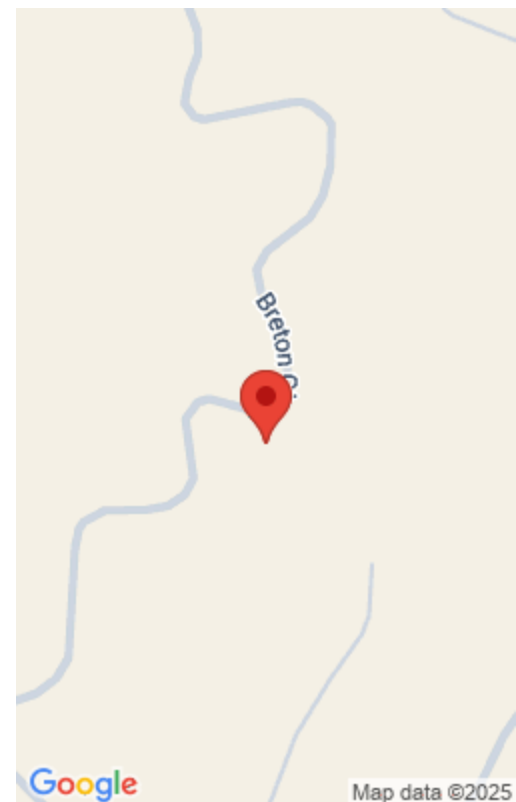
**\$46,000**

## **288 BRETON CT, COMO, CO 80432, USA**

<https://www.breckmtn.com>

Discover the perfect 4-acre lot in Indian Mountain, an exceptional site for your dream home in the mountains. With convenient access just off the pavement, you can reach Fairplay in just 18 miles, while Colorado Springs and Denver are about 80 miles away. Revel in the spectacular Down Valley Mountain Range views and the impressive...

- 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> 176853.6, 4.06 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT         |
| <b>MLS ID:</b> S1057492       | <b>Lot Size Acres:</b> 4.06 acres            |
| <b>Date Added:</b> 2025-04-29 | <b>Days On Market:</b> 104                   |

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## Building Details

|  |                                 |
|--|---------------------------------|
| <b>Water Source:</b> Well                | <b>Lot Features:</b> SeeRemarks |
| <b>Sewer:</b> SepticNeeded               | <b>View:</b> Meadow,Mountains   |
| <b>Subdivision Name:</b> INDIAN MOUNTAIN | <b>Parcel Number:</b> 31397     |
| <b>Waterfront:</b> No                    | <b>Heating:</b> No              |
| <b>Land Lease:</b> No                    | <b>ViewYN:</b> Yes              |
| <b>Lot Size Area:</b> 4.06 sq ft         | <b>Open Parking:</b> No         |

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## Amenities & Features

|  |                          |
|--|--------------------------|
| <b>Utilities:</b> ElectricityAvailable, Propane, PhoneAvailable, SeeRemarks, 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

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|------------------------------|---------------------------------|
| <b>Association Fee:</b> \$45 | <b>Tax Annual Amount:</b> \$808 |
| <b>Tax Year:</b> 2024        |                                 |



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## Miscellaneous

**Association Fee Frequency:** Annually **Community Features:** SeeRemarks

**Current Use:** Residential,SingleFamily **Exclusions:** No

**Attribution Contact:** (970) 333-1564

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## Listing Information Courtesy of:

**Agent Name:** Marilee Devries

**List Office Name:** Caniglia Real Estate Group,LLC

