



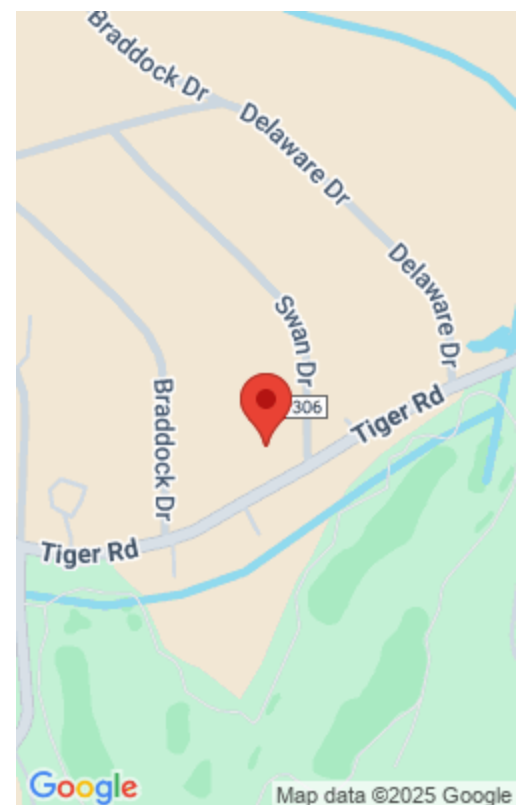
**\$1,599,000**

### **3 SWAN DR, BRECKENRIDGE, CO 80424, USA**

<https://www.breckmtn.com>

RARE flat 0.79-acre lot just outside of Town of Breckenridge limits with great views of the Breckenridge Ski Resort & Breckenridge Golf Club. This lot is uniquely able to connect to city water which is located on the north side of Tiger Road, and has already been excavated to have city sewer hook-ups on the...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



—

## Basics

**Type:** ImprovedLand, Residential  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1062035  
**Date Added:** 2025-08-12

**Status:** Active  
**Lot size, sq ft:** 34412.4, 0.79 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 0.79 acres

—

## Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> CornerLot,NearSkiArea,NearPublicTransit
<b>Sewer:</b> PublicSewer	<b>View:</b> GolfCourse,Mountains,SkiArea,SouthernExposure
<b>Subdivision Name:</b> TEN MILE VISTA SUB	<b>Parcel Number:</b> 6515442
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 0.79 sq ft	<b>Open Parking:</b> No

—

## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, SewerAvailable, TrashCollection, WaterAvailable	<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> CornerLot, NearSkiArea, NearPublicTransit	

—

## Nearby Schools

<b>Middle Or Junior School:</b> Summit	<b>Elementary School:</b> Breckenridge
<b>High School:</b> Summit	



---

# Expenses, Fees & Taxes

**Tax Annual Amount:** \$2,136.80 **Tax Year:** 2024

---

# Miscellaneous

<b>Community Features:</b> Golf,TrailsPaths,PublicTransportation	<b>Current Use:</b> Residential,SingleFamily
<b>Exclusions:</b> No	<b>Attribution Contact:</b> dak@breckenridgeassociates.com

---

# Listing Information Courtesy of:

**Agent Name:** Dak Dice **List Office Name:** Breckenridge Associates R.E.

