



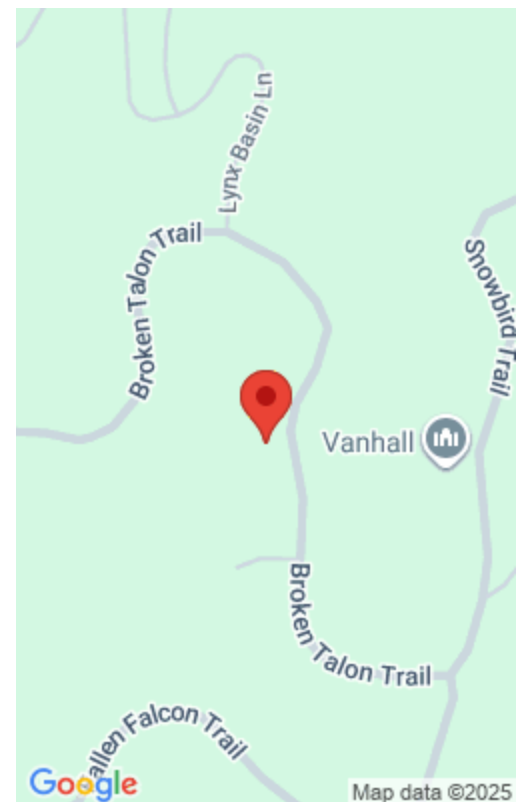
\$198,000

31185 BROKEN TALON TRAIL, OAK CREEK, CO 80467, USA

<https://www.breckmtn.com>

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

Enjoy stunning views of the aspen-covered hills surrounding Stagecoach Reservoir. This one-acre lot in the established Eagles Watch neighborhood is ready for you to begin building your dream home just south of Steamboat Springs! Electricity has been run to the lot line. Water and sewer tap fees have been paid. The lot is southern facing...



Basics

Type: ImprovedLand, Residential	Status: Active
Category: Land	Lot size, sq ft: 44431.2, 1.02 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1061156	Lot Size Acres: 1.02 acres
Date Added: 2025-06-30	Days On Market: 49

Building Details

Water Source: Public	Lot Features: SeeRemarks
View: Mountains,TreesWoods	Subdivision Name: EAGLES WATCH SUBD
Parcel Number: R6551999	Waterfront: No
Heating: No	Land Lease: No
ViewYN: Yes	Lot Size Area: 1.02 sq ft
Open Parking: No	

Amenities & Features

Utilities: ElectricityAvailable, Propane, MunicipalUtilities, WaterAvailable, SewerAvailable	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: SeeRemarks	

Nearby Schools

Middle Or Junior School: Soroco	Elementary School: South Routt
High School: Soroco	



Expenses, Fees & Taxes

Association Fee: \$150

Tax Annual Amount: \$2,317.28

Tax Year: 2024

Miscellaneous

Association Fee Frequency: Annually

Current Use: Residential,SingleFamily,Vacant

Exclusions: Yes

Listing Information Courtesy of:

Agent Name: Hodson Fisher Team

List Office Name: The Steamboat Group

