



**Boreas Pass  
Loop Trailhead**

**SUBJECT  
PROPERTY**

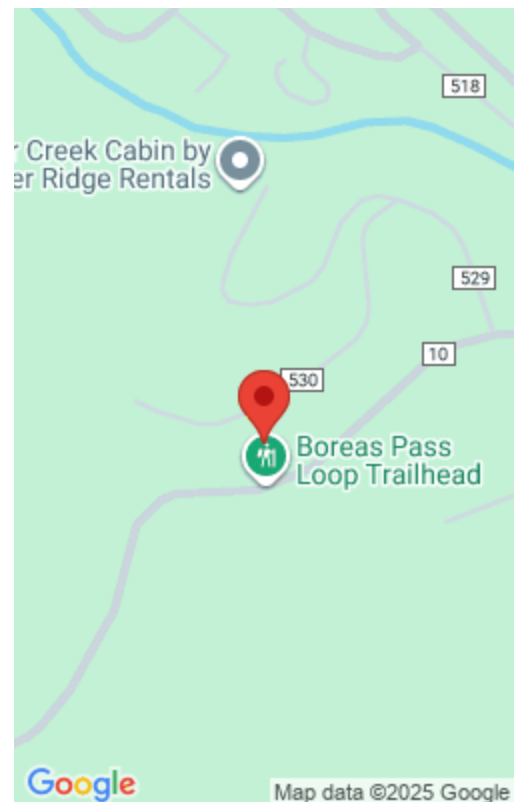
**\$419,999**

**3362 BOREAS PASS RD, BRECKENRIDGE, CO  
80424, USA**

<https://www.breckmtn.com>

- 0 baths
- Unimproved Land
- Land
- Active

Discover the perfect combination of seclusion and convenience with this wooded homesite in Breckenridge, located just steps from the Boreas Pass trailhead. The property offers frontage on both Boreas Pass Road and County Road 530, giving future owners flexibility in driveway placement. Positioning a driveway off CR 530 can create added privacy from the trailhead...



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 35963.14, 0.8256 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1057961	<b>Lot Size Acres:</b> 0.8256 acres
<b>Date Added:</b> 2025-05-22	<b>Days On Market:</b> 105

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> SeeRemarks
<b>Sewer:</b> PublicSewer	<b>Subdivision Name:</b> BRECKENRIDGE PARK ESTATES SUB #1
<b>Parcel Number:</b> 2800384	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> No	<b>Lot Size Area:</b> 0.8256 sq ft
<b>Open Parking:</b> No	

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# Amenities & Features

<b>Utilities:</b> CableAvailable, ElectricityAvailable, SewerAvailable, 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>Tax Annual Amount:</b> \$7,178.31	<b>Tax Year:</b> 2024
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## Miscellaneous

**Community Features:** TrailsPaths

**Current Use:** Residential,SingleFamily

**Exclusions:** Do Not Know

**Attribution Contact:** (970) 453-7000

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## Listing Information Courtesy of:

**Agent Name:** Alexander (Brady) Stout **List Office Name:** RE/MAX Properties of the Summit

