



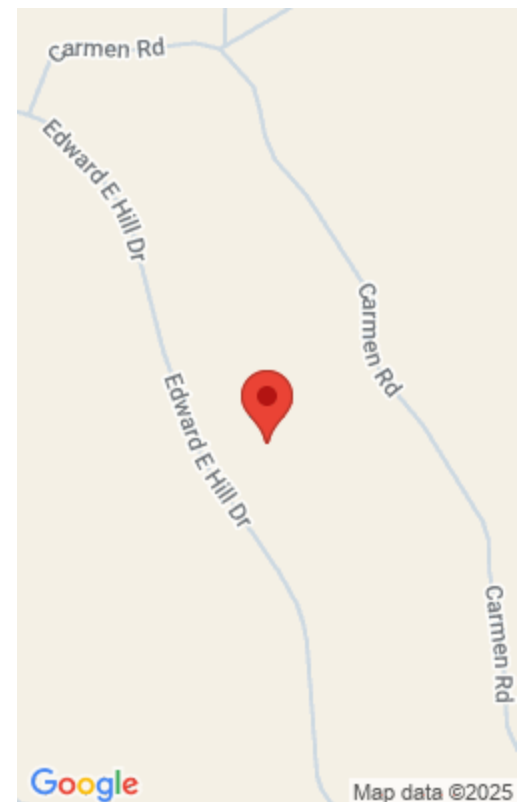
**\$160,000**

**469 EDWARD E HILL DR, TWIN LAKES, CO  
81251, USA**

<https://www.breckmtn.com>

- 0 baths
- UnimprovedLand
- Land
- Active

This Premium 3.5+ acre lot in the Twin Lakes area is beckoning with massive views of the Collegiate Peaks. The lot features a gentle, rolling slope, a generous covering of pine, a roughed in driveway, and a storage shed on the back of the property. This is the ideal place to build a luxury mountain...



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 154202.4, 3.54 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1062331	<b>Lot Size Acres:</b> 3.54 acres
<b>Date Added:</b> 2025-08-26	<b>Days On Market:</b> 1

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains,Valley
<b>Subdivision Name:</b> TWIN LAKES	<b>Other Structures:</b> Sheds
<b>Parcel Number:</b> 19013024	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 3.54 sq ft
<b>Open Parking:</b> No	

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, Propane, PhoneAvailable, 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> RollingSlope, ManyTrees, SeeRemarks	

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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$15	<b>Tax Annual Amount:</b> \$1,462
<b>Tax Year:</b> 2025	



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## Miscellaneous

**Association Fee Frequency:** Annually **Community Features:** SeeRemarks  
**Current Use:** Residential,SeeRemarks **Exclusions:** No

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## Listing Information Courtesy of:

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

