

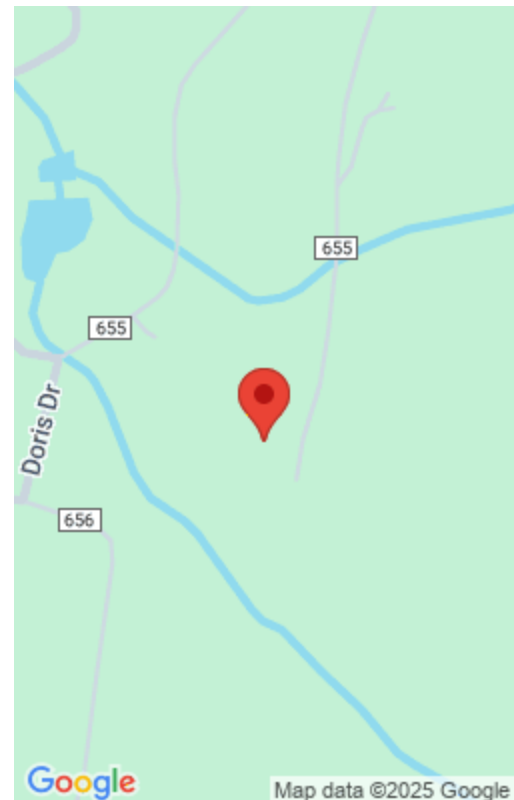
## 712 DORIS DR, BRECKENRIDGE, CO 80424, USA

<https://www.breckmtn.com>

A rare opportunity to secure your own slice of the Rockies—just minutes from the world-class slopes and the historic charm of Breckenridge. This wooded lot boasts epic views of Mt Quandary, only steps to National Forest where outdoor adventure awaits. Whether you envision a cozy cabin or a luxury mountain retreat, this location offers endless...

**\$250,000**

- 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> 21780, 0.5 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT     |
| <b>MLS ID:</b> S1062097       | <b>Lot Size Acres:</b> 0.5 acres         |
| <b>Date Added:</b> 2025-08-15 | <b>Days On Market:</b> 40                |

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## Building Details

|   |   |
|---|---|
| <b>Water Source:</b> Well,Public                | <b>Lot Features:</b><br>BordersNationalForest,NearSkiArea,Sloped,SeeRemarks |
| <b>Sewer:</b><br>None,SepticNeeded,PublicSewer  | <b>View:</b> Mountains  |
| <b>Subdivision Name:</b> VALLEY OF THE BLUE SUB | <b>Parcel Number:</b> 2801103   |
| <b>Waterfront:</b> No                           | <b>Heating:</b> No  |
| <b>Land Lease:</b> No                           | <b>ViewYN:</b> Yes  |
| <b>Lot Size Area:</b> 0.5 sq ft                 | <b>Open Parking:</b> No   |

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## Amenities & Features

|   |                          |
|---|--------------------------|
| <b>Utilities:</b> CableAvailable, ElectricityAvailable, NaturalGasAvailable, PhoneAvailable, TrashCollection, WaterAvailable, SewerAvailable, SewerNotAvailable | <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> BordersNationalForest, NearSkiArea, Sloped, SeeRemarks   |                          |

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## Expenses, Fees & Taxes

|                                      |                       |
|--------------------------------------|-----------------------|
| <b>Tax Annual Amount:</b> \$3,582.39 | <b>Tax Year:</b> 2024 |
|--------------------------------------|-----------------------|





# Miscellaneous

**Community Features:** SeeRemarks,TrailsPaths

**Exclusions:** No

**Current Use:** Residential,SingleFamily

**Attribution Contact:** (970) 453-0550



# Listing Information Courtesy of:

**Agent Name:** Laurel McQuate

**List Office Name:** LIV Sotheby's I.R.

