



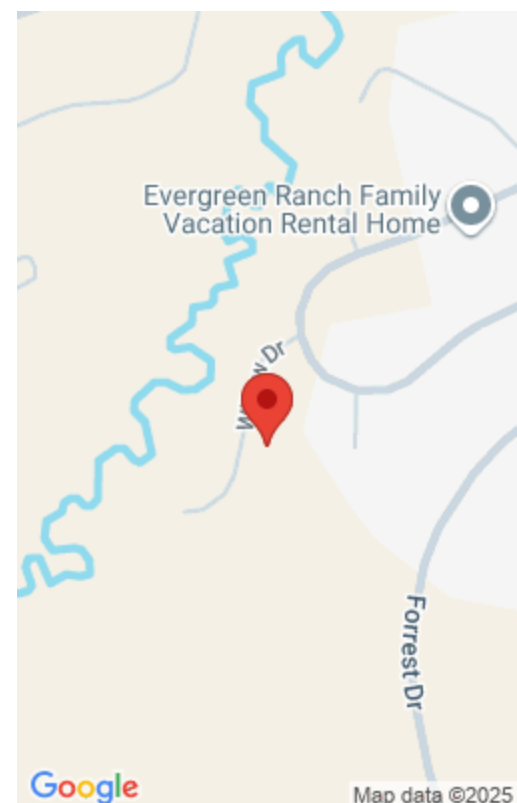
**\$89,000**

## **74 WILLOW DR, GRANBY, CO 80446, USA**

<https://www.breckmtn.com>

**\*\*Bright, Level Lot with Mountain Views in Innsbruck - Outdoor Paradise Awaits!\*\*** Discover the perfect canvas for your mountain dream home on this bright, level lot, situated in the peaceful Innsbruck community. Enjoy stunning mountain vistas in a tranquil setting, all while being just minutes from the best that Grand County has to offer. Outdoor...

- 0 baths
- UnimprovedLand
- Land
- Active





## Basics

**Type:** UnimprovedLand  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1059594  
**Date Added:** 2025-06-17

**Status:** Active  
**Lot size, sq ft:** 13068, 0.3 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 0.3 acres



## Building Details

**Water Source:** Public  
**View:** Meadow,Mountains  
**Parcel Number:** R131010  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

**Lot Features:** SeeRemarks  
**Subdivision Name:** OTHER - GRAND  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.3 sq ft



## Amenities & Features

**Utilities:** ElectricityAvailable, NaturalGasAvailable, PhoneAvailable, TrashCollection, SewerAvailable  
**Spa:** No  
**Pets Allowed:** No  
**Lot Features:** SeeRemarks

**Fireplace:** No  
**CoolingYN:** No  
**PoolPrivateYN:** No



## Expenses, Fees & Taxes

**Association Fee:** \$270  
**Tax Year:** 2024

**Tax Annual Amount:** \$474.24



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## Miscellaneous

**Association Fee Frequency:** Annually

**Current Use:** Residential,SingleFamily,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Amber Lemon

**List Office Name:** Coldwell Banker Elevated Realty

