

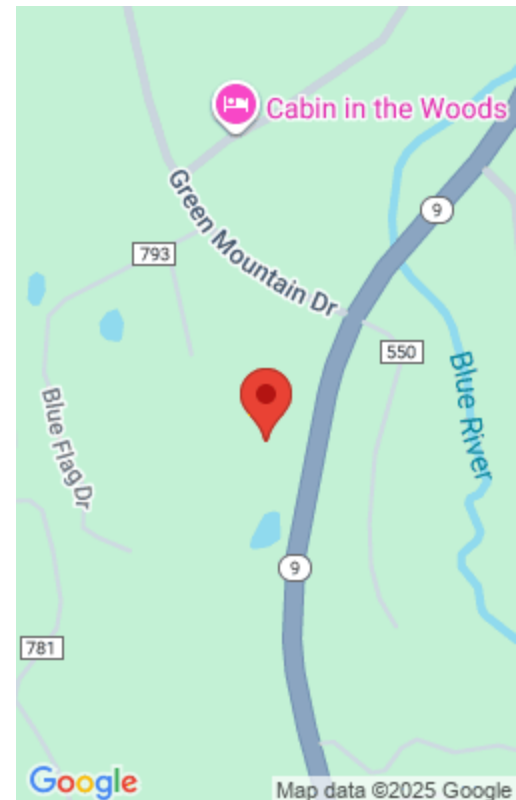
## 8231 CO-9, BRECKENRIDGE, CO 80424, USA

<https://www.breckmtn.com>

Special land opportunity that already has the ground work started for your brand new build! Breathtaking natural mountain landscape paired with a pond that wildlife love to visit. This 4.01 acre parcel offers an incredibly limited chance to build your custom mountain home with an Additional Dwelling Unit, or simply invest in the future. Approved...

**\$625,000**

- 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> 174675.6, 4.01 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1055102	<b>Lot Size Acres:</b> 4.01 acres
<b>Date Added:</b> 2024-10-20	<b>Days On Market:</b> 246

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## Building Details

<b>Water Source:</b> Private,Well	<b>Lot Features:</b> NearSkiArea,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded,SeeRemarks	<b>View:</b> Mountains,Pond,TreesWoods
<b>Subdivision Name:</b> BEKKEDAL SUB	<b>Virtual Tour URL Branded:</b> <a href="https://homes.livsothebysrealty.com/8231statehwy9">https://homes.livsothebysrealty.com/8231statehwy9</a>
<b>Parcel Number:</b> 2802673	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 4.01 sq ft
<b>Open Parking:</b> No	

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## Amenities & Features

<b>Utilities:</b> CableAvailable, ElectricityAvailable, NaturalGasAvailable, Propane, 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> NearSkiArea, ManyTrees, SeeRemarks	

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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$7,845	<b>Tax Year:</b> 2025
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## Miscellaneous

### Community Features:

ClubMembershipAvailable,Golf,TrailsPaths

**Exclusions:** No

### Current Use:

Residential,SingleFamily

**Attribution Contact:** 970-409-8476

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## Listing Information Courtesy of:

**Agent Name:** Aniela Wasmanski

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

