



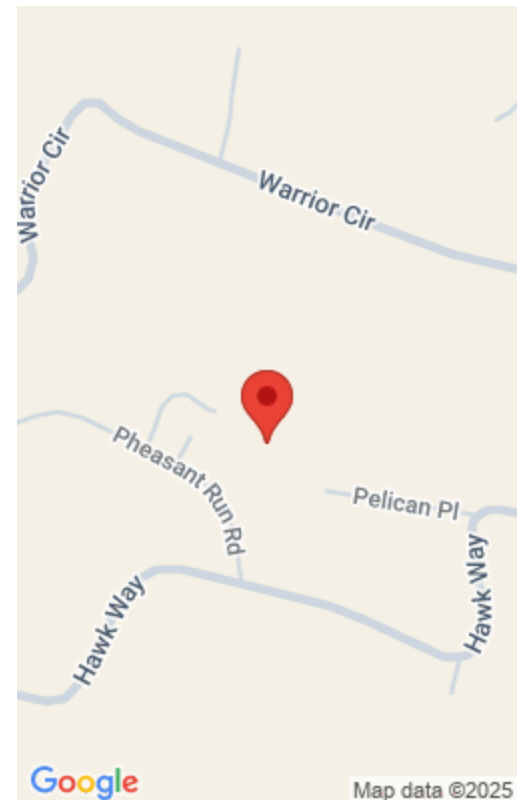
**\$19,000**

## **83 PELICAN PL, JEFFERSON, CO 80456, USA**

<https://www.breckmtn.com>

Seller is motivated! At this price, this lot is a steal, flat, buildable, no other hoes on cul-de-sac, power is close – and mountain views for days!! The minute you walk onto the property, you're greeting by the distinct smell of mountain sage, cool crisp mountain air and snowcapped mountain ranges peeking over the ranges...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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# Basics

**Type:** ImprovedLand, Residential  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1045107  
**Date Added:** 2023-12-01

**Status:** Active  
**Lot size, sq ft:** 91476, 2.1 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 2.1 acres  
**Days On Market:** 628

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# Building Details

**Water Source:** Well  
**Sewer:** SepticNeeded  
**Subdivision Name:** ELKHORN RANCHES  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 2.1 sq ft

**Lot Features:** SeeRemarks  
**View:** Meadow,Mountains,Valley,TreesWoods  
**Parcel Number:** 32637  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

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# Amenities & Features

**Utilities:** Propane, PhoneAvailable, TrashCollection  
**Spa:** No  
**Pets Allowed:** No  
**Lot Features:** SeeRemarks

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

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# Expenses, Fees & Taxes

**Association Fee:** \$40  
**Tax Year:** 2022

**Tax Annual Amount:** \$331



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## Miscellaneous

**Association Fee Frequency:** Annually **Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant **Exclusions:** Yes

**Attribution Contact:** (970) 485-3837

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## Listing Information Courtesy of:

**Agent Name:** Jeni Friedrich **List Office Name:** Christie`s International Real Estate CO LLC

