



**\$480,000**

## **311 LITTLE BEND RD, HAYDEN, CO 81639, USA**

<https://www.breckmtn.com>

Development potential at the gateway to Lake Village subdivision in Hayden. Just over 14 acres in size and located at the intersection of CR 53 and Hayden Parkway, this property is ripe with potential. It is currently zoned O-Open, but the Hayden Forward Master Plan has it slated for Multi-Family Residential. Topography supports development around...

- 0 baths
- ImprovedLand, Residential
- Land
- Active



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# Basics

<b>Type:</b> ImprovedLand, Residential	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 617245.2, 14.17 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1058328	<b>Lot Size Acres:</b> 14.17 acres
<b>Date Added:</b> 2025-06-04	

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# Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> CornerLot, RollingSlope, SplitPossible, SeeRemarks
<b>Sewer:</b> SeeRemarks, PublicSewer	<b>View:</b> City, Meadow, Mountains, Pond
<b>Subdivision Name:</b> LAKE VILLAGE	<b>Parcel Number:</b> R8171498
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 14.17 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, SewerAvailable, WaterAvailable	<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> CornerLot, RollingSlope, SplitPossible, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> Hayden	<b>Elementary School:</b> Hayden
<b>High School:</b> Hayden	



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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$7,237.08

**Tax Year:** 2024

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## Miscellaneous

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

**Attribution Contact:** (970) 870-8800

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## Listing Information Courtesy of:

**Agent Name:** Amy Williams

**List Office Name:** The Group Real Estate, LLC

