

RESIDENTIAL LAND FOR SALE



Tbd M44 Rd Lot B

Parcel Size0

Date Listed

08/29/2024

Placerville, Colorado

Listing ID

GL-1726359031

United States

Listed by: Realtyww Info

Asking Price

\$425,000

For more information, visit:

<https://www.globallistings.com/11377333>

Overview

Just 22 miles west of Telluride is a private retreat a world away from it all on M44/Beef Trail Road, at Top Of The World Subdivision which has been designed so that no homeowners will see their neighbors. Enjoy magnificent mountain views and spectacular sunsets over the pristine Saltado Creek Canyon on this 37 acre paradise, surrounded by wildflowers, lush Aspen forest and mature Gambel oak trees. A wide, level bench in the center of the property ensures design flexibility with unsurpassed privacy. Close proximity to virtually endless public lands. Easy year round access with a good driveway in place to the building site. Electric is to the lot line. Zoning allows for a main home, a guest house and a barn. This property is just outside of the Telluride R1 School district so there is NO Impact Mitigation for Affordable Housing requirement here potentially saving you tens of thousands of dollars in impact fees.

For more details:

Listed by: John Janus

Contact

Email

Phone

