

**RESIDENTIAL LAND FOR SALE**



River Trl Lot 42r  
Placerville, Colorado  
United States

Parcel Size0

Date Listed 08/02/2024

Listing ID GL-  
1726652043

Asking Price

\$395,000

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11734402>

## Overview

Less than 30 minutes from downtown Telluride and Mountain Village, escape the urban vibe. Lot 42R is right off of Highway 145 in the Fall Creek Subdivision and borders the San Miguel River. Retreat to this sweet locals neighborhood and enjoy peace and quiet in a cabin that sits in the arms of an old Spruce grove. The San Miguel runs year-round. Take your fishing pole to the river's edge, or hike or bike the Placerville area trails that are never crowded! It's an easy building site on flat grade with direct access from River Trail Road. County building guidelines apply, no covenants or HOA. Live the "down valley" quiet lifestyle with world class skiing, shopping and restaurants easily accessed just up the road...

For more details:

Listed by: Mary Campbell

Contact

Email

Phone

