



**RE/MAX
ALLIANCE**

ON THE MARKET AT **\$145,000**



MOUNTAIN ACREAGE WITH RESERVOIR VIEWS

Your personal slice of mountain living awaits on this ~2 acre lot with views of Barker Reservoir, the surrounding foothills, and glimpses of the Continental Divide. The property supports a diverse ecosystem with mature evergreen, aspen, grassy meadows, and a seasonal stream. The location provides the perfect launchpad for all of your outdoor adventures, with numerous nearby hiking and biking trails, National Forest land, and skiing at Eldora Mountain Resort all a short distance away. Only one mile from the unique mountain town of Nederland, providing access to restaurants, grocery, and much more. A variety of wildlife including mule deer, elk and moose frequent the property. Significant work has been done to help with the building process - survey, well and soils testing have been completed, along with temporary power to the property. Draft designs for 1000 sq ft home with attached garage available. You must visit the property to truly appreciate this unique opportunity.

- Facilities:** Well and Electric Meter Installed, Septic TBD
- Zoning:** Forestry (F)
- Parcel:** 1.98 Acres
- Features:** Reservoir & Mountain Views
Marked Corners

**0 SWITZERLAND TRL
NEDERLAND, COLORADO**

**1.98
ACRES**

**NO
HOA**

**CLOSE
TO TOWN**

**EASY
ACCESS**



**HOMES
BY JACKIE JONES**



JOSH HARROD

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**MOVING
MOUNTAINS
FOR YOU®**