



**RE/MAX
ALLIANCE**

ON THE MARKET AT **\$175,000**



PRIME BUILDING LOT WITH DIVIDE & RESERVOIR VIEWS

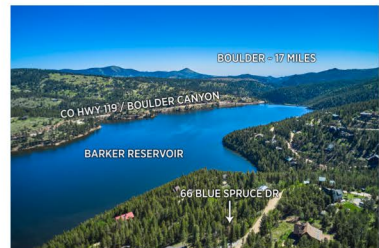
Build your mountain dream home on this charming .69 acre building site in the highly desirable Big Springs subdivision. This sloping aspen & evergreen covered lot provides captivating views of Barker Reservoir and the Continental Divide. The location provides the perfect launchpad for all of your outdoor 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, with access to restaurants, grocery, and much more. A variety of wildlife including mule deer, elk and moose frequent the property. Sellers have done significant legwork to help with the building process, including draft designs for a ~2,900 Sq Ft home with a 2-car garage. You must visit the property to truly appreciate this unique opportunity.



- Facilities:** Town Water & Septic TBD
- Zoning:** Mountain Residential (MR)
- Parcel:** 0.69 Acre
- Features:** Barker Reservoir Views
Continental Divide Views
Diverse Pine and Aspen Forest

**66 BLUE SPRUCE DR
NEDERLAND, COLORADO**

0.69 ACRES	NO HOA	CLOSE TO TRAILS	EASY ACCESS
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**HOMES
BY JACKIE JONES**



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**MOVING
MOUNTAINS
FOR YOU®**