COMPASS

0 N Canyon Road
Littleton, CO 80127

COMMUNITY: McKinney Ranch

MLS # 7455544
PRICE $725,000








Vacant Land 33.18 Acre

PROPERTY DETAILS

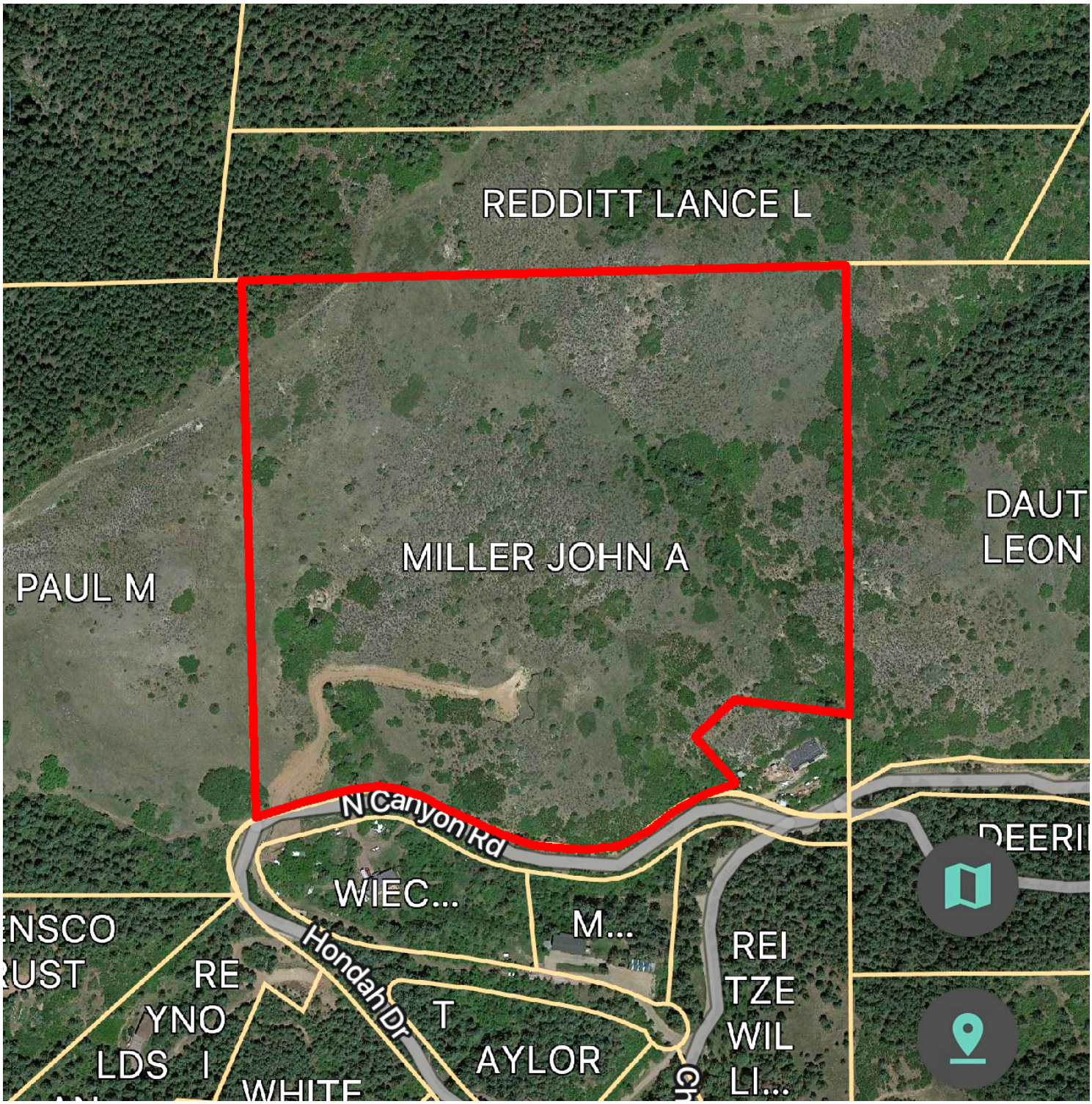
This is a place where dreams can be built. This generous parcel tucked away near McKinney Ranch in Deer Creek Canyon offers privacy, spectacular views, wildlife, connection to nature and development opportunity. Truly authentic Colorado, the peak of 4th of July Mountain with 360 panoramic views lies at the top of the property. Incredible outdoor adventures are moments away in nearby parks and peaks that await. An excavated driveway leads upwards to an overlook and prospective building site with panoramic mountain and valley views that extend to twinkling city lights at night. Native wildflowers and vegetation dot the hillside, crafting a stunning landscape without obstructing the views. The land sale comes with a final court-ordered water decree and Mountain Mutual Reservoir Company shares allowing drilling of up to 3 private household wells. The new owner can keep this land as a single parcel or pursue subdividing the parcel into three distinct lots. Bright, warm southern exposure and no wildfire mitigation required to build. All information regarding current subdivision application is available upon request. This parcel nestled in the serenity of the Foothills feels like a true escape yet is conveniently located 10 minutes from Lockheed Martin, 30 minutes from the Denver Tech Center with quick and easy access to shopping and essential amenities along C-470.



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Scan code for more property details

0 N Canyon Road, Littleton, CO 80127 — Plot Map



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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