

COMPASS

Molly Dr, Lot #3
 Conifer, CO 80433
 COMMUNITY: Foxtail Ridge Estates

MLS # 3532815
 PRICE \$450,000



Vacant Land



10.08 Acre

PROPERTY DETAILS

Discover the perfect blend of privacy, natural beauty, and opportunity on this just-over-10-acre parcel in scenic Conifer. Lot #3 offers a peaceful mountain setting with rolling hills, towering pines, a mix of aspens, and striking rock outcroppings—a true Colorado landscape. Whether you're hiking your own land, riding horses, or planning your dream mountain home, the usable terrain invites you to create a lifestyle that fits your vision. There are multiple potential build sites to choose from—go higher for distant mountain views or stay nestled among the trees for total privacy. The lot is perched just off the main road, offering that tucked-away feel without sacrificing convenience. You're just minutes from shopping, dining, parks, and Highway 285, giving you easy access to town or weekend adventures in the high country. Lot #3 is included in a water court-approved plan for augmentation, allowing for the construction of a well that provides water for in-home domestic use, limited turf irrigation, horse watering, hot tub use, and fire protection. A proportionate interest in the plan and its associated replacement water source (Mountain Mutual Reservoir Company) will transfer with the lot—an exceptional benefit for future development. Reach out to me directly for more details, surveys, and answers to any questions. This is your chance to own a rare, usable, and ready-to-build slice of mountain paradise in Conifer.



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