



**\$300,000**

## **48 MORNING SUN DR, LEADVILLE, CO 80461, USA**

<https://resortdevelopmentmarketing.com>

- Acreage
- Land
- Active

Build your dream home in the mountains! Enjoy snowmobiling, mountain biking and hiking, right from your doorstep along with forest service trails from the neighborhood. At just over an acre, this large wooded home lot is perfect for your mountain retreat. With only 3.2 miles to Ski Cooper, enjoy the slopes or snowcat skiing on Chicago Ridge. Main Street in Leadville is a short 10-minute drive making this home site location ideal for mountain living with modern conveniences. Many 14,000-foot peaks abound in the greater Leadville area - ten in a 30-mile radius - ideal for the outdoor enthusiast.



**Michael Routh**



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## Basics

**Category:** Land

**Status:** Active

**Subdivision Name:** See Remarks

**Lot Size Acres:** 1.06 acres

**County:** Lake

**Type:** Acreage

**Lot size:** 1.06 sq ft

**Agent Full Name:** Michael Routh

**Zoning:** 60RC

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## Building Details

**Sewer:** Septic Needed

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## Amenities & Features

**Utilities:** Cable Available, Electricity Available, Phone Available, Propane **Association Amenities:** None

**Amenities:** None

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## Fees & Taxes

**Association Fee Frequency:** Annually

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## Miscellaneous

**Special Listing Conditions:** None

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## Courtesy of



**List Office Name:** Keller Williams Mtn Properties- Edwards

