






Land - Larkspur, CO



4467 Delaware Drive, Larkspur, CO, 80118

Offered at \$39,900

1-Acre LOT in the forest of popular Perry Park, your paradise in the foothills of the Rocky Mountains. Gently sloping topography with soaring Ponderosa Pines. Paved road extends to the site and utilities are only two lots away (at the intersection of Red Rock Dr and Delaware Dr). Conveniently located near the entrance of Perry Park only 1-block off of Red Rock Drive * I-25 is only 6-miles away allowing for an easy commute to either Metro Denver OR Colorado Springs * Very private, this lot is surrounded by acres of trees, a paradise in the forest where the deer, fox, flocks of wild turkey and hummingbirds visit you on a daily basis * ALL corner pins are marked and neighboring lot owners have lots of interest in extending the utilities throughout this area of Perry Park. Invest while prices are low, prices will soar when the improvements are added * Area amenities include County maintained and plowed paved roads, public water and sewer, natural gas, and high-speed internet/cable.

	0 Bedrooms
	0 Bathrooms
	Unknown sqft sqft
	1 acre (lot size)
	Built: Unknown year



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