




# Land - Larkspur, CO



## 4596 Comanche Drive, Larkspur, CO, 80118

Offered at \$33,000

Enjoy Meadow on the Front half and Forest on the back half! 1-Acre Residential Lot in popular Perry Park \*\* Site backs to 35-Acre Parcel. Mature Ponderosa Pines, Douglas Fir, and Mountain Spruce trees. \*\* Invest for the future with this great pre-development price! Nearby existing utilities (public water/sewer, natural gas, electric & phone) and County maintained paved road must be extended to the lot before the property will qualify to receive a building permit. \*\* Come check out the mountain views! Approx. 1/2-mile away from the clubhouse at Perry Park's championship rated 18-hole golf course \*\* There are some basic covenants, but NO Homeowner's Association. Feel free to hike on this site.

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



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