



Land - Larkspur, CO



8160 Bannock Drive, Larkspur, CO, 80118

Offered at \$38,950

South-Facing 1-acre lot in popular Perry Park is only 1-lot away (222-feet) from existing paved road and utilities. Soaring Ponderosa Pines! This lot is loaded with wildlife including roaming herds of neighborhood Mule Deer, red & silver foxes, flocks of wild turkey, and loads of Seasonal Hummingbirds * Feel free to walk this site - 3 of the 4 corner pins have been staked and flagged * Flat to Gently Sloping Site allows for an easy build AND a walkout basement at the back of your new home * Unknown time-frame for the extension of the paved road and utilities (that is why the price is so low). Area utilities include public water and sewer lines, natural gas, and high-speed Comcast cable. Paved roads in this area are County-maintained and plowed * Approx. 1-mile away from the Perry Park Country Club with fine dining, popular grill, and 18-hole Championship Golf * VERY Peaceful location--NO highway noise. Only a 10-minute drive to I-25 (18 total minutes to Castle Rock shopping)

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



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