

445

SPEARPOINT ROAD
COMO, CO 80432

\$45,000
SALE PRICE

2.1 ACRES



LARGE BUILDABLE LOT



BEAUTIFUL VIEWS
1 HR TO BRECKENRIDGE
1 HR TO FAIRPLAY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$45,000
Lot Size (SF):	91,476 SF
Lot Size (Acres):	2.1 Acres
Price / Acre:	\$21,429
Zoning:	Residential
County:	Park
Association:	Indian Mountain
Association Dues:	\$45 Annually
Taxes:	\$998.23
Electricity:	Yes - Street
Water:	Well - Not Drilled

PROPERTY OVERVIEW

445 Spearpoint Road is a 2.1 acre residential lot in the Indian Mountain subdivision in Como, Colorado. This property located on a quiet road in the neighborhood. The Indian Mountain communities offer many amenities for its residents. Those amenities include a lodge, comfort station, picnic area, playgroud, disc golf courts, and nature trails. Fairplay is the closest town with services. The property is sloped, but there is a perfect spot to put a home to capture the views of the surrounding area.

PROPERTY HIGHLIGHTS

- Small price point | \$45,000
- Large 2 Acre lot
- Beautiful Aspen Trees on the Property
- 25 Minutes to Fairplay
- About an hour to Breckenridge
- World class skiing, rafting, hiking, fishing, and more nearby.

+/- 400'

+/- 484'

91,476 SF (2.1 ACRES)

* Boundaries of the property are
not exact. This is for
advertisement purposes only.

+/- 206

+/- 250

Spearpoint Rd

Spearpoint Rd





Breton

Tepee Trail

Tepee Trail

Spearpoint Rd

Spearpoint Rd

Apache Trail

Apache Trail

Spearpoint Rd

Apache Trail

Apache Ct



athfin

Gite

Little Baldy Mountain

Como 285

CR 15 - ELKHORN RD

ALBINO RD



CR 15 - ELKHORN RD

Reinecker Ridge South

BRECKENRIDGE - 60 MINS
BUENA VISTA - 65 MINS



ADDITIONAL PHOTOS



Exclusive Agents

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