

3.24 Acres - Residential Lot - Saddleback Ridge Estates
TBD Clear Creek Road
Evergreen, CO 80439

\$125,000
3.240± Acres
Clear Creek County



3.24 Acres - Residential Lot - Saddleback Ridge Estates Evergreen, CO / Clear Creek County

SUMMARY

Address

TBD Clear Creek Road

City, State Zip

Evergreen, CO 80439

County

Clear Creek County

Type

Undeveloped Land, Lot

Latitude / Longitude

39.731538 / -105.433103

Acreage

3.240

Price

\$125,000

Property Website

<https://greatplainslandcompany.com/detail/3-24-acres-residential-lot-saddleback-ridge-estates-clear-creek-colorado/83990/>



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PROPERTY DESCRIPTION

Located in the beautiful Saddleback Ridge Estates of Clear Creek County, Colorado, this 3.24-acre parcel offers an exceptional opportunity to own a piece of the Rocky Mountains. Perfectly situated among towering pine trees, this beautiful mountain property provides the ideal setting for a future home or a peaceful retreat surrounded by nature. The lot offers strong potential as a residential building site, whether you're envisioning a primary residence, vacation getaway, or investment in Colorado mountain real estate.

Conveniently located just minutes from I-70, this property allows for easy and quick access to some of Colorado's most popular mountain destinations. World-class ski resorts such as Loveland, Arapahoe Basin, Keystone, and Breckenridge are just a short drive west, while the vibrant city life, dining, and culture of Denver lies only about 40 minutes to the east. This central location makes it a perfect basecamp for year-round adventures — from skiing and snowboarding in the winter to hiking, biking, fishing, and exploring nearby national forests and trails in the summer.

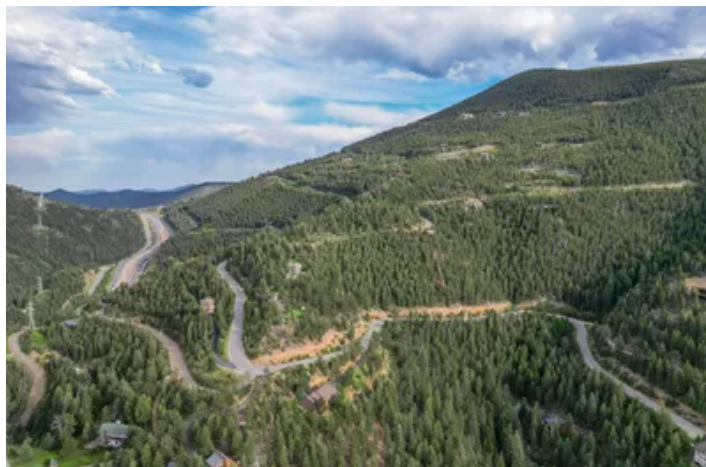
The property is part of the Saddleback Mountain Homeowners Association, which helps maintain the area's integrity and beauty, yet the annual dues are only \$37.50 — an exceptional value for such a well-maintained and desirable mountain community.

Whether you're looking to build now or invest in land for the future, this property offers the best of both worlds: seclusion and serenity in the mountains, paired with unbeatable access to urban conveniences and Colorado's renowned outdoor recreation.

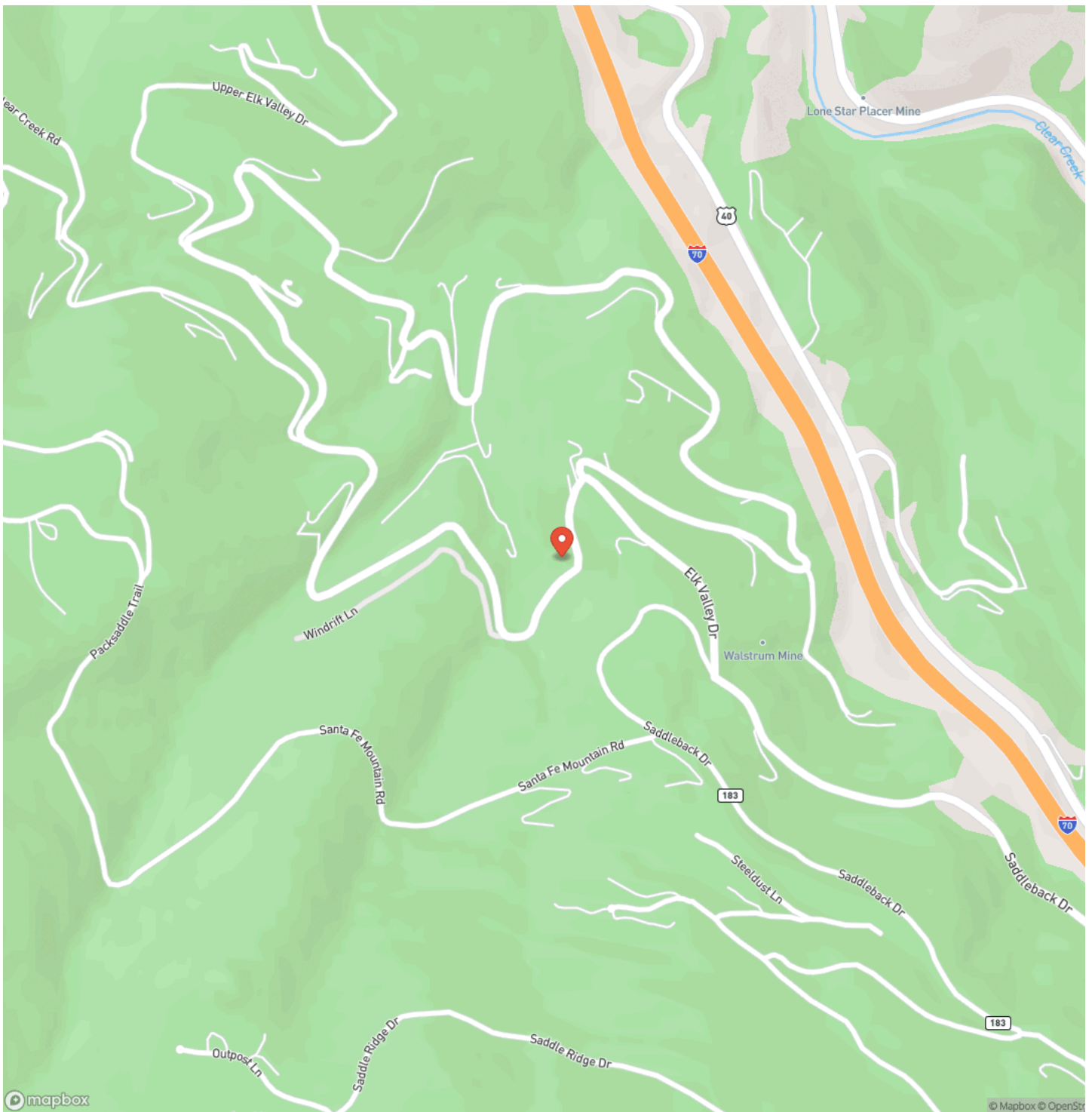
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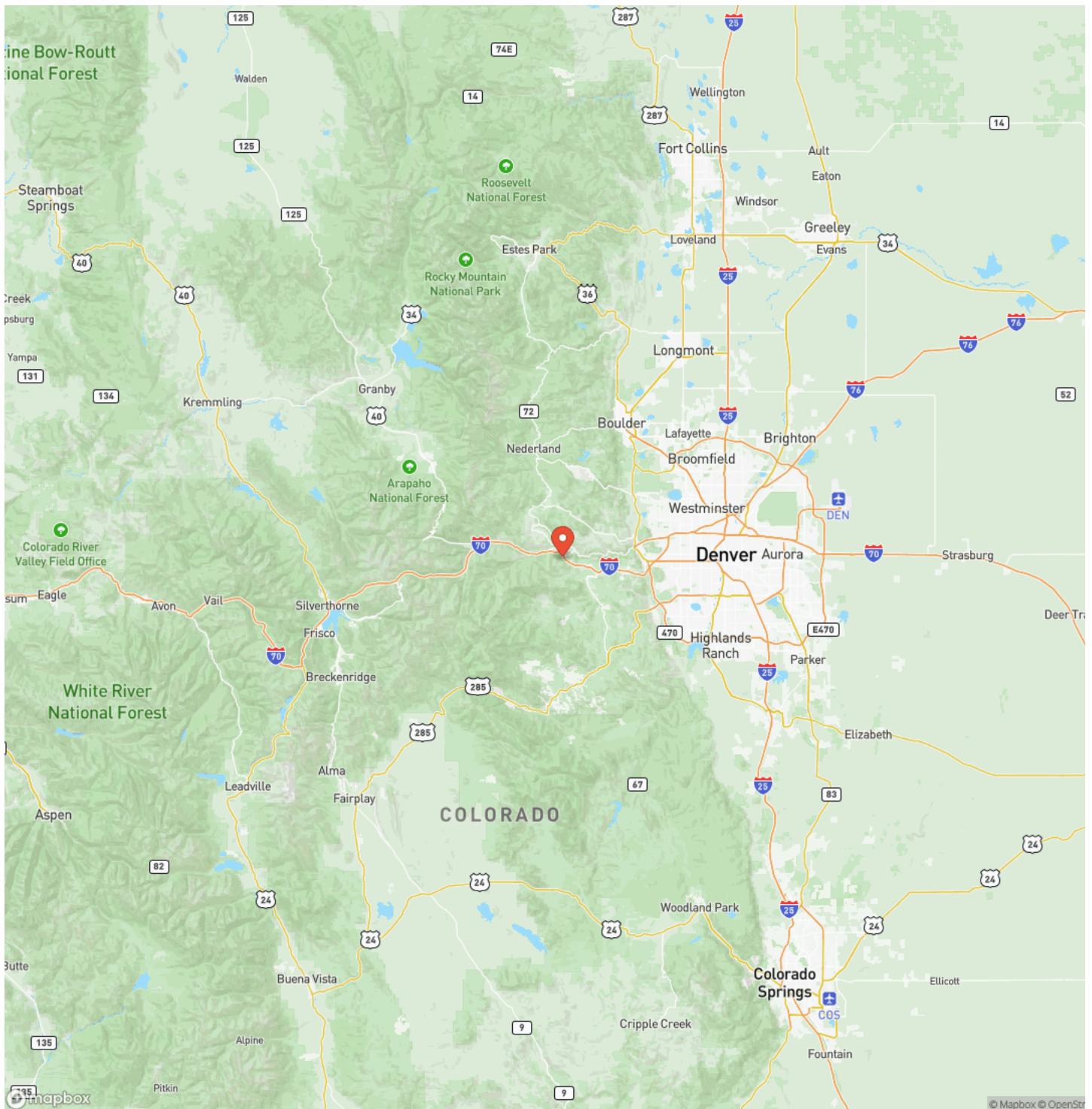
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Evergreen, CO / Clear Creek County**



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Ethan Janicki

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Address

3460 E. Nielsen Ln

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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