

# \$290,000 - 6801 Sunshine Canyon Drive, Boulder

MLS® #IR1026187 REALTOR Listing Office: milehimodern - Boulder

**\$290,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4 Acres

## Sunshine Canyon Area, Boulder, CO

Discover an unparalleled opportunity for development on this 4 acre lot in Sunshine Canyon. The groundwork for crafting a Colorado dream home is laid with architectural plans and stamped permits in place. Relish in the privacy and serenity of this sprawling property while admiring incredible mountain views. Septic, leach field and well are available for added convenience as well as close proximity to Xcel lines. Positioned within minutes to Boulder and Gold Hill, this coveted Sunshine Canyon location offers the perfect balance between seclusion and accessibility to city amenities. Envision the endless possibilities to bring an elevated architectural masterpiece to life set against the natural beauty of the mountain landscape. Save time with a complete site plan review and engineered stamped permit set ready for construction for a 3,612 sq foot home. Start building asap! This permit set has been crafted to maximize views, square footage within setbacks, functionality and efficiency. Enjoy a private setting as this lot is protected by BLM land on both sides.



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**Listing Courtesy of milehimodern - Boulder**

## Essential Information

MLS® #	IR1026187
Price	\$290,000

Bathrooms	0.00
Acres	4.06
Type	Land
Sub-Type	Improved Land
Status	Active

## Community Information

Address	6801 Sunshine Canyon Drive
Subdivision	Sunshine Canyon Area
City	Boulder
County	Boulder
State	CO
Zip Code	80302

## Amenities

View	City, Mountain(s), Plains
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## Exterior

Lot Description	Mountainous, Open Space, Rock Outcropping, Rolling Slope
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## School Information

District	Boulder Valley RE 2
Elementary	Flatirons
Middle	Casey
High	Boulder

## Additional Information

Date Listed	February 10th, 2025
Zoning	F



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