

\$394,950 - 344 McConnell Drive, Lyons

MLS® #IR1028250 Listing Office: HomeSmart Westminster

\$394,950

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

Ridge at Lyons Valley Park, Lyons, CO

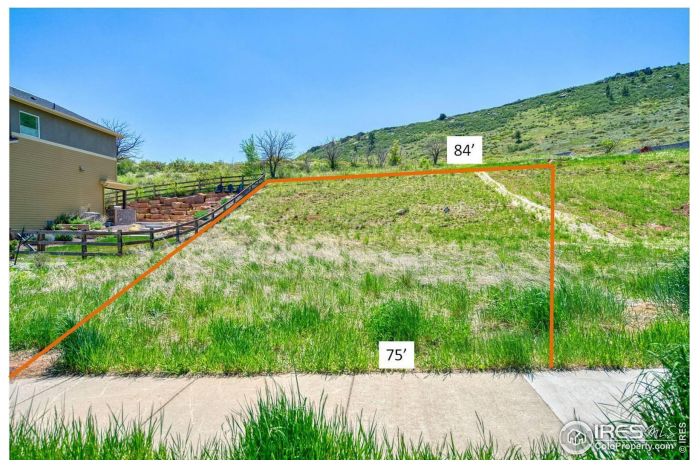
One of the last remaining building lots available in the town of Lyons. This lot is ample size for a 3 car garage and backs to private undeveloped space. Utilities are in and stubbed into the lot. Like living in a nature park, Lyons is the recreation playground of Boulder county with world class cycling, hiking, kayaking and fishing. A great place for kids. The highly rated Middle and Sr High School are close by in the development. There is no Metro District to add cost and HOA membership is optional. This lot is owned by a licensed General Contractor; however, the buyer is free to bring their own builder and build to suit if so desired. For an expedited build, professionally designed and engineered plans are available for this lot. See Listing #1032319 for more details. Other lots are also available from owner. See listing #1019423 and #1035226. Owner is a licensed real estate broker in the State of Colorado.

RE COLORADO

Listing Courtesy of HomeSmart Westminster

Essential Information

MLS® #	IR1028250
Price	\$394,950
Bathrooms	0.00
Acres	0.20
Type	Land



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Sub-Type	Improved Land
Status	Active

Community Information

Address	344 Mcconnell Drive
Subdivision	Ridge at Lyons Valley Park
City	Lyons
County	Boulder
State	CO
Zip Code	80540

Amenities

Amenities	Trail(s)
Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
View	City, Mountain(s)

Exterior

Lot Description	Mountainous, Rolling Slope
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School Information

District	St. Vrain Valley RE-1J
Elementary	Lyons
Middle	Lyons
High	Lyons

Additional Information

Date Listed	March 12th, 2025
Zoning	R1

RECOLORADO®

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