

# \$1,500,000 - 9231 Tollgate Drive, Longmont

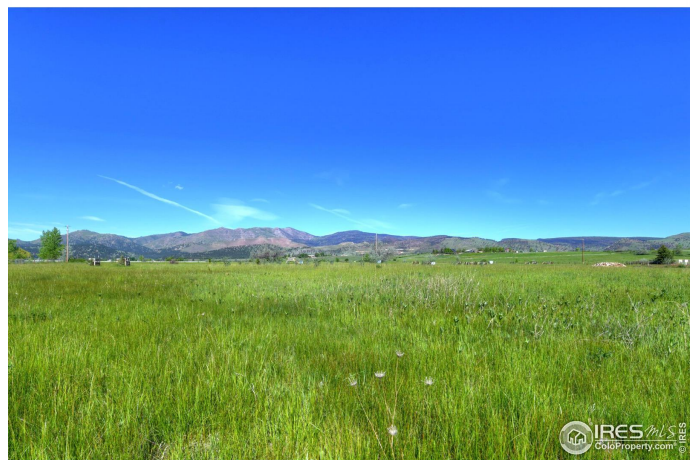
MLS® #IR989001 RE COLORADO Listing Office: milehimodern - Boulder

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5 Acres

Hardt Estates, Longmont, CO

Nestled in the rolling hills outside of North Boulder, this pristine land offers an exceptional opportunity to own a piece of nature's beauty. Spanning 4.7 acres, this property showcases the epitome of tranquility and natural splendor. Intermingled with towering trees, this lot provides a sense of seclusion and privacy. The property boasts ample space for creating your dream retreat. Whether you envision a rustic log cabin nestled on the lot, a contemporary architectural masterpiece capturing the essence of modern mountain living, or a sprawling estate with expansive outdoor living areas, the possibilities are limited only by your imagination. One of the most captivating features of this land is its panoramic views and the Boulder County Land Use approval includes a 4,690 SF residence and a 2,400 SF barn that is situated to maximize these views of the Indian Peaks. Take advantage of the 10 shares of New Hardt Water to create your personal, organic hobby farm. Large animals are allowed! Power and water taps are already in place so all you need to do is start designing your dream home! Conveniently located about 11 miles from Boulder, this land offers the best of both worlds - a tranquil mountain retreat with easy access to modern conveniences.



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**Listing Courtesy of milehimodern - Boulder**

**Essential Information**

MLS® #	IR989001
Price	\$1,500,000
Bathrooms	0.00
Acres	4.72
Type	Land
Sub-Type	Improved Land
Status	Active

## Community Information

Address	9231 Tollgate Drive
Subdivision	Hardt Estates
City	Longmont
County	Boulder
State	CO
Zip Code	80503

## Amenities

Utilities	Cable Available, Electricity Available, Internet Access (Wired), Natural Gas Available
View	Mountain(s), Plains

## Exterior

Lot Description	Ditch, Level, Meadow, Open Space
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## School Information

District	St. Vrain Valley RE-1J
Elementary	Blue Mountain
Middle	Altona
High	Silver Creek

## Additional Information

Date Listed	June 1st, 2023
Zoning	AGR

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