**NEW LISTING - $50k PRICE DROP - 1.57 Acres in Evergreen, CO - SIGNIFICANT IMPROVEMENTS**
**26779 Fern Gulch Road**
**Evergreen, CO 80439**

**$275,000**
**1.57± Acres**
**Jefferson County**








## SUMMARY

**Address**
26779 Fern Gulch Road

**City, State Zip**
Evergreen, CO 80439

**County**
Jefferson County

**Type**
Undeveloped Land, Lot, Business Opportunity

**Latitude / Longitude**
39.627163 / -105.302317

**Acreage**
1.57

**Price**
$275,000

**Property Website**
greatplainslandcompany.com







## PROPERTY DESCRIPTION

**1.57 Acres in Evergreen with Well, Septic, and Permitted Site Work Complete**
26779 Fern Gulch Road, Evergreen, CO 80439

This 1.57-acre Jefferson County lot is not raw land. The current owner has already completed and permitted the site work that is often the most expensive and least predictable part of a mountain build. As a result, you can move straight from closing to construction-- saving an estimated $150,000 and shaving years off your build timeline.

**Water, Septic, and Power**

- Well drilled in 2010 to 545 feet (permit #269909, 3 gallons per minute); pump not yet installed
- New 3-bedroom septic system, never used
- Power at the lot line [provider: excel]

**Driveway and Access**

- Driveway graded at 10%, with one approved 17% section at the private road entry
- Fire department pull-out pad areas (2) and hammerhead turnaround (inspection approval letter available)
- Retaining walls stabilizing the driveway and building area
- Year-round access on a county-maintained road to the start of the private road

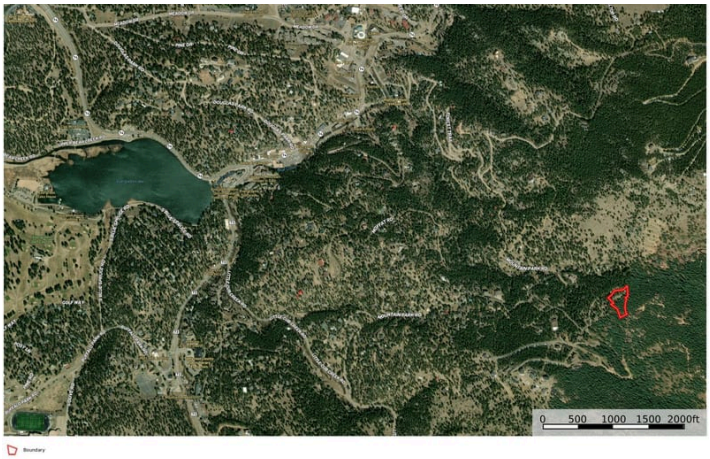
**Permits and Plans**

- Wildfire mitigation completed; defensible space permit on file with Jefferson County
- Site restoration, reclamation, erosion control, stabilization, and revegetation approved by Jefferson County (excluding house construction)
- 2013 engineered house and foundation plans available (buyer to verify current code)

The building site is set back for privacy, with an earth berm for added screening. Mature pines surround the property, with views of the Front Range, including Mount Blue Sky (formerly Mount Evans). Downtown Evergreen and Evergreen Lake are about 5 minutes away, and Denver is about 40 minutes.

Note: Personal property shown in photos and video is not included in the sale.

The details provided have been gathered from sources deemed trustworthy, but their accuracy and completeness have not been independently verified. Boundary lines shown in any photographs, aerial images, or maps associated with this listing are approximate and intended for general reference only. Great Plains Land Company offers no assurances, warranties, or guarantees regarding the informatior presented and bears no responsibility or liability for any inaccuracies, omissions, or reliability issues within this content. It is strongly advised that you perform your own thorough, independent investigation of the property and confirm all information yourself. Any decision to rely on this information is made entirely at your own discretion and risk.

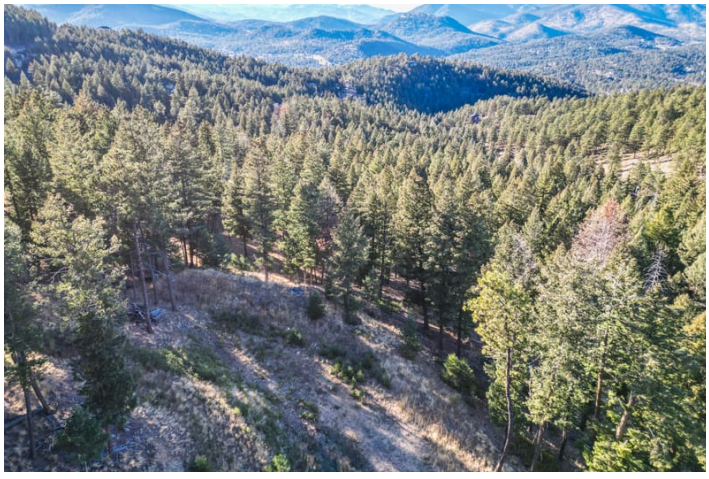

0 500 1000 1500 2000ft


Boulder
Thornton
Denver
Lakewood
Parker









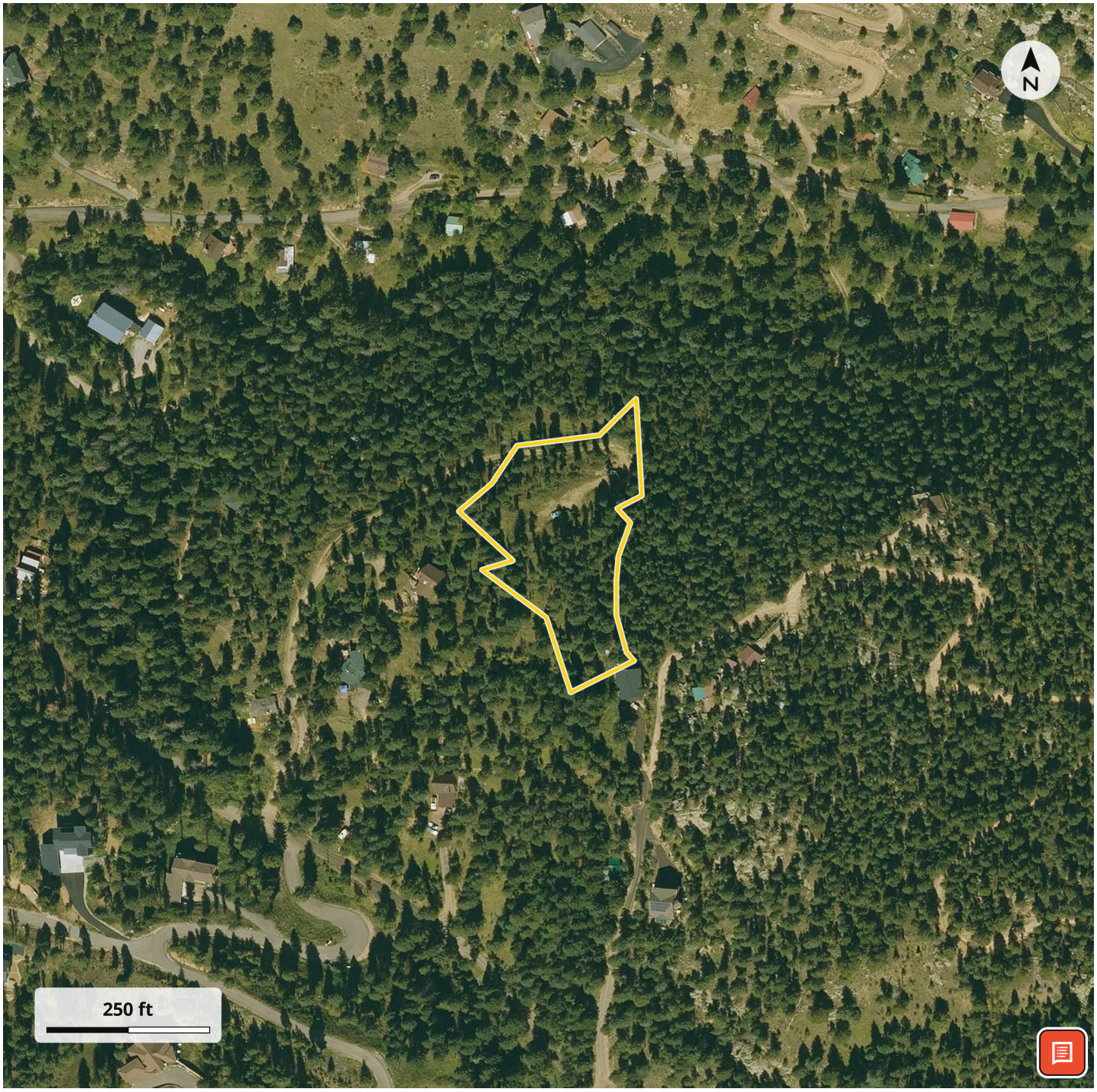
# Regional Map



# Locator Map


N
1000 ft
DRCOG Regional Data Catalog (data.drcog.org), CC BY 3.0 (creativecommons.org/licenses/by/3.0), modified; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

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## NOTES

**NOTES**

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