

# 588 Juniper Drive

Leadville, CO 80461



## PROPERTY AT A GLANCE

0.46 Acres  
Level, Many Trees and Secluded  
Entire Lot Fenced  
10x15 Metal Shed  
Electric at Lot Line  
Septic System Required  
Community Water Certificate Paid  
Close to Twin Lake & Forebay  
Reservoirs



## Be Close to Everything in...

*the great outdoors on this .46 acre lot in Pan Ark subdivision. The entire lot has been fenced with treated poles to protect them from future moisture penetration, set in concrete to maintain stability and hog wire has been utilized to offer a confined space for your pets while maintaining vision of the surrounding forest. A 6' fence has been constructed along the front of the property that borders Juniper Drive for privacy and has an easy to operate metal gate to enter and exit. Trees on the lot have been thinned and manicured to maintain privacy and also to create the best possible building space. The 10X15 shed has a metal roof which will provide years of protection, a window to let in natural light and is in excellent condition. The space next to the shed provides an perfect area for a BBQ with friends and family or the perfect location to put your feet up and relax. The water tap fee has been paid as well as the curb stop fee. Bring your fishing gear and boat and fish the expansive waters of Twin Lakes and Forebay Reservoirs that are just minutes away. Take a hike to the top of the surrounding 14ers including the highest 14er in the state of Colorado, Mt. Elbert. Bring the ATVs and explore the many trails that meander through the mountain sides. Come and enjoy this quiet location and take in the beauty of the Colorado Mountains.*

## LISTING AGENT

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Directions: Travel North on Highway 24 from Buena Vista to Highway 82 and turn left, travel to County Road 10 and turn right, travel to Cedar Drive and turn left, Cedar Drive will turn into Peakview Drive, travel on Peakview Drive to Gold Drive, turn left, travel to Juniper Drive and turn right. Property will be on the left.



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