\$449,900 - 26 Blue Grouse Trail, Blue River

MLS® #S1044137

\$449,900

Bedroom, 0.00 Bathroom, Land on 1.02 Acres

SHERWOOD FOREST SUB, Blue River, CO

Have you heard of Mountain Modern Pre Fab Homes with a 2-5 month build cycle? List Price is for Land ONLY. House photos are for ideas only. House photos are from a Pre Fab home web site. This lot would be perfect for a custom built or a Pre Fab House, see supplements. As you walk this ACRE LOT you will find soaring trees that seem to have been perfectly placed throughout this property and a feel of your own mini Sherwood Forest. Let Freedom Ring..Located in Blue River where Short Term Rentals are still allowed and NO HOA!! This lot sits less than 4 miles to Breckenridge, so close to town yet just out of the craziness. Such a rare find as this lot is mostly flat and has a gentle sloping topography ideal for a walk out lower level and which makes super easy access in winter months - no driving up steep hills to get to your home. You will be part of this sweet neighborhood called Sherwood Forest. You will also find World Class Skiing/Snowboarding, World Class Fishing, Incredible Back Country within minutes. AND being a Blue River Resident you will have access to a private lake, The Tarn. It just keeps getting better. Such a rare find. Buyer to confirm town of Blue River Short Term Rental Rules. Upper Blue Sanitation at Hwy 9, Individual Well will need to be drilled. Information is not guaranteed. Raw Land no current utilities.



Essential Information

MLS® # \$1044137 Price \$449,900

Bathrooms 0.00 Acres 1.02 Type Land

Sub-Type Residential

Status Closed

Community Information

Address 26 Blue Grouse Trail

Area Breckenridge

Subdivision SHERWOOD FOREST SUB

City Blue River

County Summit

State CO

Zip Code 80424

Amenities

Utilities Sewer Available, See Remarks, Trash Collection

Exterior

Lot Description See Remarks

Additional Information

Date Listed August 15th, 2023

Listing Details

Listing Office Tundra Real Estate LLC



Copyright © 2025 SAR MLS. The information displayed herein was derived from sources believed to be accurate, but has not been verified by SAR MLS.

Buyers are cautioned to verify all information to their own satisfaction.

This information is exclusively for viewers' personal, non-commercial use. Any republication or reproducion of the information herein without the express permission of the SAR MLS is strictly prohibited.

Listing information last updated on November 4th, 2025 at 8:21pm MST