

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

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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® #	S1044137
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
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## Exterior

Lot Description	See Remarks
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## Additional Information

Date Listed	August 15th, 2023
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## Listing Details

Listing Office	Tundra Real Estate LLC
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Listing information last updated on October 12th, 2025 at 11:21pm MDT