

\$1,195,000 - 310 Rio Azul Road, Breckenridge

MLS® #S1047899

\$1,195,000

Bedroom, 0.00 Bathroom,
Land on 7.97 Acres

MC CULLOUGH GULCH RESERVE SUB,
Breckenridge, CO

Build your dream home on this large custom homesite with the Blue River running through it! This beautiful property backs National Forest offering extremely easy access to thousands of acres of hiking, biking, cross country skiing, and more! Enjoy great fishing on the Blue River right outside your front door. This 7.97 acre parcel has great sun exposure and big mountain views. Conveniently located only 10 minutes from world-class skiing and the Historic Breckenridge Main Street. Don't miss your chance at building your mountain getaway on this rare river parcel. The adjacent parcel is also currently listed for sale (MLS# S1044426).



Essential Information

MLS® #	S1047899
Price	\$1,195,000
Bathrooms	0.00
Acres	7.97
Type	Land
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	310 Rio Azul Road
Area	Breckenridge
Subdivision	MC CULLOUGH GULCH RESERVE SUB

City	Breckenridge
County	Summit
State	CO
Zip Code	80424

Amenities

Utilities	Electricity Available, Natural Gas Available, Propane, Trash Collection
Is Waterfront	Yes
Waterfront	River Front

Exterior

Lot Description	Borders National Forest
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Additional Information

Date Listed	March 23rd, 2024
HOA Fees	2000
HOA Fees Freq.	Annually

Listing Details

Listing Office	Pafrath & Thomas R.E.S.C
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Listing information last updated on November 1st, 2025 at 10:21pm MDT