

10256 HORIZON VIEW DRIVE | \$169,000



PROPERTY HIGHLIGHTS

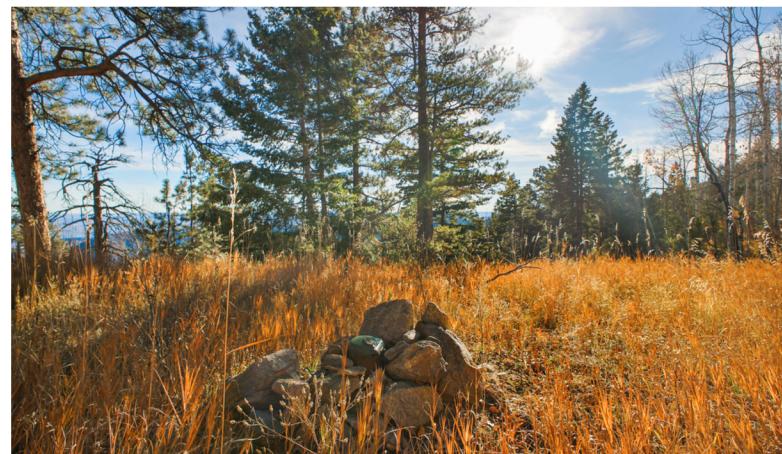
1.05 ACRES | MORRISON

- Located in Hilldale Pines 3rd Filing
- Well and septic installed
- Paved, county-maintained access
- Peaceful foothill setting
- Expansive views
- Natural homesite, gently sloped
- Easy commute via Highway 285
- Zoned Residential, Jefferson County
- Recreation Opportunities: proximity to Meyer Ranch + Flying J Ranch

**BERKSHIRE
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1.05 ACRES | HILLDALE PINES | \$169,000



Build your dream mountain retreat on this 1.05-acre improved lot in Hilldale Pines—one of Morrison's most desirable foothill communities. With a well and septic already installed, this property saves significant time and cost and is truly ready to build. The gently sloping terrain, mature pines, natural rock formations, and sweeping city and mountain views create an ideal setting for a walkout or cabin-style home.

Located on a quiet, county-maintained road, the lot offers year-round access, privacy, and excellent southeast-facing solar exposure. Electricity is available at the street, and the setting is surrounded by established homes.

Just minutes from Highway 285, this Morrison location offers easy access to Denver, Evergreen, and Conifer, along with nearby parks and trails such as Flying J Ranch, Meyer Ranch, and Staunton State Park. Grocery stores, restaurants, and services are a short drive away.

Whether you're ready to build now or planning for the future, this improved lot offers an exceptional opportunity to craft your Colorado mountain home in the heart of Hilldale Pines.

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