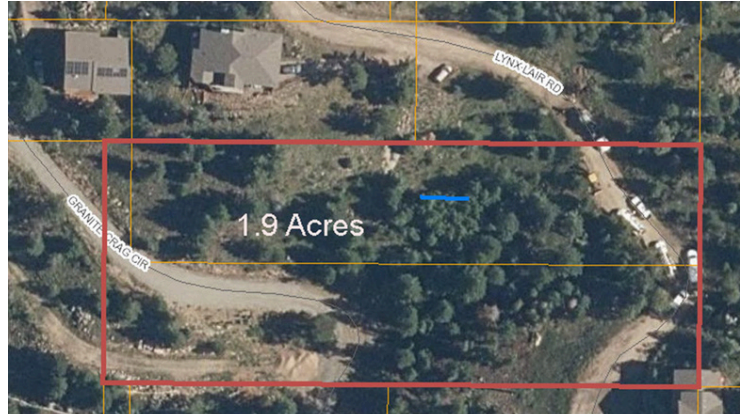


OFFERED AT \$339,000



LYNX LAIR ROAD EVERGREEN, CO

Positioned within the desirable Cragmont subdivision, this rare development opportunity encompasses 1.9 acres across four contiguous lots, with two ideal building sites already identified. The gently sloping terrain captures sweeping views of Mt. Blue Sky and the surrounding foothills, offering a quintessential Colorado mountain setting. Designed for seamless development, the property features public water availability through the Cragmont Water District, electricity at the lot line, and private road access with HOA-managed maintenance and snow removal.

FEATURES

- 1.9 acres
- Cragmont Subdivision
- Sweeping Views of Mt. Blue Sky
- Two Identified Ideal Build Sites
- Mature Aspen and Pine Trees
- Public Water Available
- Electric at Lot Line
- HOA-Managed Road Maintenance
- Frequent Wildlife Sightings
- Close Proximity to Evergreen and Conifer



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