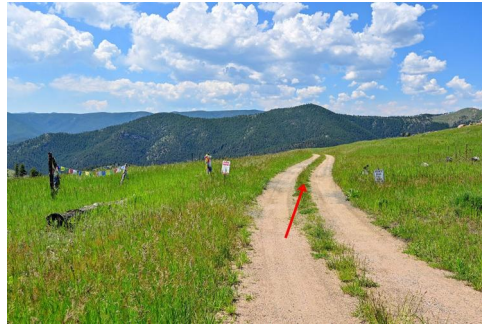


5405 Sunshine Canyon Drive  
Boulder, CO 80302

COMMUNITY: Sunshine Canyon area

MLS # 1037054

PRICE \$1



Vacant Land



37 Acre

## PROPERTY DETAILS

Build your dream home on 37 acres in Sunshine Canyon, just 10 minutes from downtown. This stunning parcel offers 360-degree views and easy access. Architectural plans for a 3,400 sq ft home are approved and permitted. Enjoy views of city lights, the Rockies, and local wildlife. Experience tranquility on your commute to this nature-filled retreat, close to city amenities and dining. Host guests during the Sundance Film Festival, boosting home values and demand. Ski Eldora in 30 minutes or explore nearby trails. Buried power is already installed.



**Brooke Weathers**

303-898-6564

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