

197 River Ridge Drive
Orchard Mesa, CO 81503



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MLS# 20264238



\$120,000

Build your dream home on this 0.29-acre builder-ready lot in the highly desirable Spyglass Ridge subdivision. Designed to embrace the surrounding landscape, Spyglass Ridge offers an exceptional community lifestyle with 90 acres of private open space and common areas, more than 2.5 miles of community hiking trails, over 5 miles of public sidewalks, and five community parks. Residents also enjoy a fabulous, inviting community center and swimming pool, creating a welcoming environment for recreation, relaxation, and connection. The views are truly spectacular, with sunrises, sunsets, city lights, the Gunnison River, and an unobstructed, protected view of the Colorado National Monument. This is a rare opportunity to build a home in a community that combines beautiful surroundings, extensive amenities, and an active outdoor lifestyle. Bring your builder and your vision-this lot is ready for your dream home.



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