



COMPASS

0 Rozena Drive









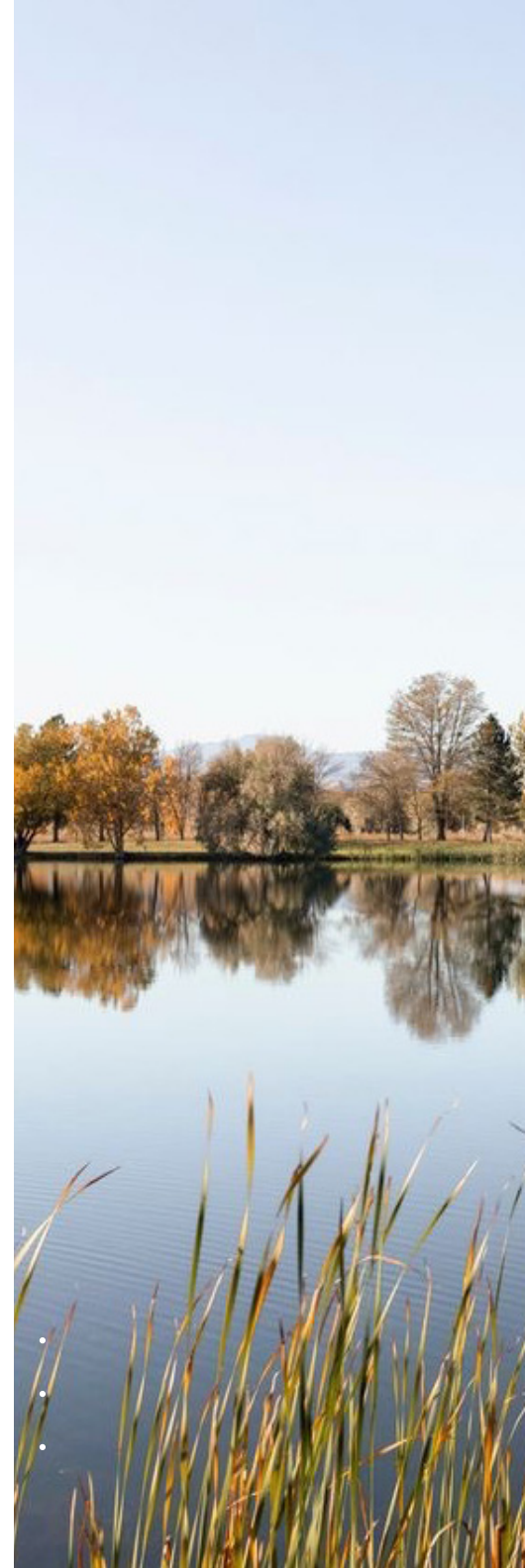
A once-in-a-lifetime opportunity to claim one of the most significant, versatile pieces of land in Boulder County. At 0 Rozena Drive, nearly 31 pristine acres sit ready for development, all centered around a private 16.6-acre, spring-fed private lake. Finding a personal body of water of this scale at one's sole disposal is nearly impossible to find in the Front Range.



For the sportsman, the lake is a world-class feature teeming with elite fishing opportunities. Trophy catches here have included 27" bass, 17" crappie, bluegill, channel catfish, and more, all enjoyed from this private, fully owned shoreline. Beyond the main lake sits an irrigation pond fed by the Longmont Irrigation Ditch, providing even more space for private fishing and dedicated water management. These waters serve as a stunning backdrop for private paddle board sessions or peaceful kayaking, surrounded by showstopping views.

Encircling the water, a wide, picturesque path winds through the parcel, creating an ideal circuit for peaceful trail runs, sunset mountain bike rides, or quiet mornings of bird watching and nature photography. Fully immerse yourself in a thriving ecosystem that feels entirely removed from the world, yet is minutes from the vintage Colorado charm of Hygiene.

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0 Rozena Drive

**Building
Envelope**



The developable potential of this land is remarkable, with a designated buildable envelope allowing for up to 6,500 square feet of residential footage right at the shoreline, complete with a front row seat to Longs Peak. Every inch of this acreage is positioned to frame the surrounding setting, ensuring your future home enjoys some of the most iconic views in the American West from every direction. Enjoy profound pastoral seclusion and easy access to local favorites like The Mountain Fountain and Café Fritz, with close proximity to the vibrant cultural scenes of Boulder and Longmont. This is your chance to build an extraordinary Colorado legacy.



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