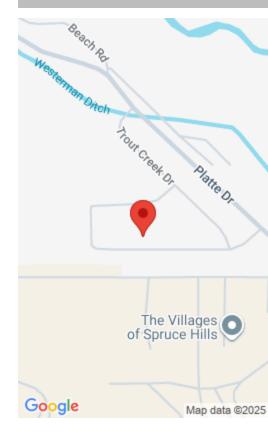


# 803 TROUT CREEK DR, FAIRPLAY, CO 80440, USA

https://www.breckmtn.com

FLEXIBLE SELLER! POSSIBLE SELLER FINANCNG AND OTHER INCENTIVE OPTIONS AVAILABLE! This is an incredible opportunity to develop 37 platted lots under the Town of Fairplay jurisdiction on Phase 1-B of Stone Creek. Located on the western edge of town, this Planned Unit Development is not currently subject to the Town's Inclusionary Housing Ordinance, making these...

- 0 baths
- UnimprovedLand
- Land
- Active





#### **Basics**

**Type:** UnimprovedLand **Status:** Active

Category: Land Lot size, sq ft: 359805.6, 8.26 sq ft

Bathrooms: 0 baths OriginatingSystemName: SUMMIT

MLS ID: S1061141 Lot Size Acres: 8.26 acres

Date Added: 2025-07-01 Days On Market: 140

## **Building Details**

Water Source: Public Lot Features: CityLot,Meadow,SeeRemarks

**Sewer:** SeeRemarks, Public Sewer **View:** Meadow, Mountains, Southern Exposure

Subdivision Name: FAIRPLAY STONE CREEK Parcel Number: Various

(DISCOUNT

Waterfront: No Heating: No Land Lease: No ViewYN: Yes

**Lot Size Area: 8.26** sq ft **Open Parking:** No

#### **Amenities & Features**

Utilities: ElectricityAvailable, NaturalGasAvailable, SeeRemarks, Fireplace: No

WaterAvailable, SewerAvailable

Spa: No CoolingYN: No

Pets Allowed: No PoolPrivateYN: No

Lot Features: CityLot, Meadow, SeeRemarks

### **Nearby Schools**

Middle Or Junior School: South Park Elementary School: Edith Teter

**High School:** South Park



## **Expenses, Fees & Taxes**

Tax Annual Amount: \$9,596.25 Tax Year: 2025

#### **Miscellaneous**

**Community Features:** Current Use: Residential, Single Family, See Remarks

SeeRemarks, Trails Paths

**Exclusions:** No **Attribution Contact:** (970) 368-0420

## **Listing Information Courtesy of:**

**Agent Name:** Scott Dodge **List Office Name:** Slifer Smith & Frampton R.E.

