



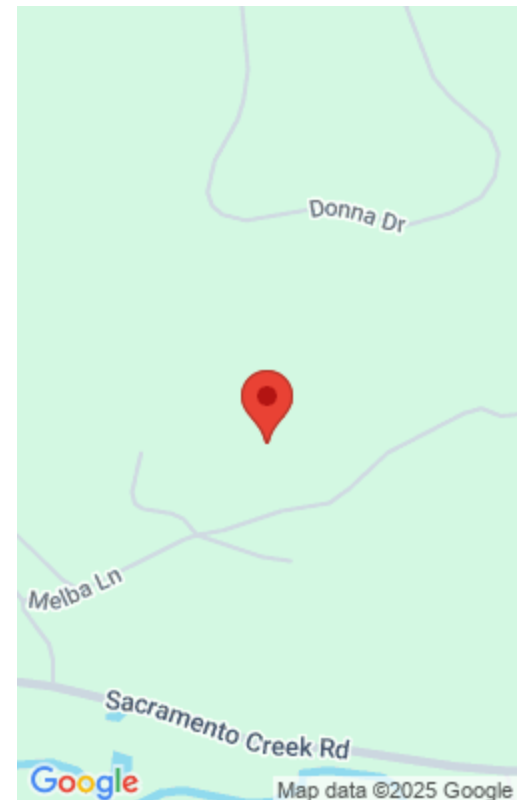
**\$189,000**

## **163 MELBA LN, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Don't miss this incredible opportunity to own 4 private acres of mountain land in Sun Mountain, located within Valley of the Sun, just 5 miles from downtown Fairplay, Colorado. Set on a peaceful cul-de-sac, the property features a roughed-in driveway, electricity at the lot line, and several level building sites surrounded by a scenic mix...

- 0 baths
- UnimprovedLand
- Land
- Active



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# Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Lot size, sq ft:</b> 174240, 4 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1061396	<b>Lot Size Acres:</b> 4 acres
<b>Date Added:</b> 2025-07-14	<b>Days On Market:</b> 62

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> CulDeSac,ManyTrees,Sloped,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains
<b>Subdivision Name:</b> SUN MOUNTAIN	<b>Parcel Number:</b> 40091
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 4 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, Propane, PhoneAvailable, TrashCollection	<b>Fireplace:</b> No
<b>Spa:</b> No	<b>CoolingYN:</b> No
<b>Pets Allowed:</b> No	<b>PoolPrivateYN:</b> No
<b>Lot Features:</b> CulDeSac, ManyTrees, Sloped, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	



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## Expenses, Fees & Taxes

**Association Fee:** \$40

**Tax Annual Amount:** \$2,599.80

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** TrailsPaths

**Current Use:** Residential,SingleFamily,SeeRemarks,Vacant **Exclusions:** No

**Attribution Contact:** courtpeel21@gmail.com

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## Listing Information Courtesy of:

**Agent Name:** Courtney Peel **List Office Name:** eXp Realty, LLC, Mountain House Properties

