



\$199,900

1047 KOKANEE RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Studio Cabin on 5.44 Acres with River Access & Big Views. This cozy 640 sq ft stick-built home sits on 5.44 acres with the South Platte River just behind the property—perfect for anglers and outdoor lovers alike. Located just off Highway 285 with easy, year-round access on county-maintained roads, it's only 10 minutes to Fairplay...

- 1 bed
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 640, 640 sq ft



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Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 640, 640 sq ft
Lot size, sq ft: 236966.4, 5.44 sq ft	Bedrooms: 1 bed
Bathrooms: 1 bath	Half baths: 1 half bath
Total rooms: 4	Floors: One floors
OriginatingSystemName: SUMMIT	MLS ID: S1059737
Year built: 2009	Lot Size Acres: 5.44 acres
Date Added: 2025-06-13	

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Building Details

Water Source: Well	Basement: None
Lot Features: RollingSlope,SeeRemarks	Sewer: SepticNeeded
Construction Materials: Frame,WoodSiding	Foundation Details: Poured
Property Condition: Resale	Levels: One
View: Mountains	Subdivision Name: FOUR MILE FISHING CLUB
Other Structures: Sheds	Floor covering: Carpet
Basement: None	Exterior material: Frame, WoodSiding
Architectural Style: Microwave, Refrigerator	Roof: Metal
Parcel Number: 13570	Living Area: 640 sq ft
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 5.44 sq ft	Open Parking: No

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Amenities & Features



Parking Features: ParkingPad, ParkingPad

Utilities: ElectricityAvailable, Propane, PhoneAvailable, TrashCollection

Heating: None,SeeRemarks

Laundry Features: None

Spa: No

Pets Allowed: OwnerOnly,PetRestrictions

Lot Features: RollingSlope, SeeRemarks

Patio & Porch Features: Deck

Furnished: Furnished

Features: NotApplicable

Fireplace: No

CoolingYN: No

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: South Park

High School: South Park

Elementary School: Edith Teter

Expenses, Fees & Taxes

Tax Annual Amount: \$1,187

Tax Year: 2025

Miscellaneous

Community Features: SeeRemarks

Exclusions: No

Listing Information Courtesy of:

Agent Name: Kevin Copeland

List Office Name: Jefferson Real Estate, Inc.

