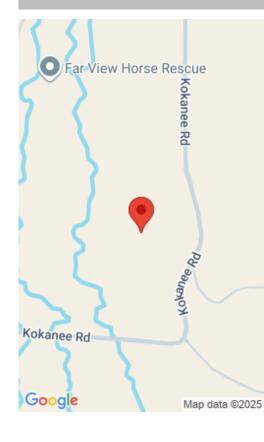


1047 KOKANEE RD, FAIRPLAY, CO 80440, USA

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





Basics

Type: SingleFamilyResidence

Category: Residential

Lot size, sq ft: 236966.4, 5.44 sq ft

Bathrooms: 1 bath

Total rooms: 4

OriginatingSystemName: SUMMIT

Year built: 2009

Date Added: 2025-06-13

Status: Active

Area, sq ft: 640, 640 sq ft

Bedrooms: 1 bed

Half baths: 1 half bath

Floors: One floors

MLS ID: S1059737

Lot Size Acres: 5.44 acres

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

Amenities & Features



Parking Features: ParkingPad, ParkingPad

Utilities: ElectricityAvailable, Propane, PhoneAvailable,

TrashCollection

Heating: None, See Remarks

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 Elementary School: Edith Teter

High School: South Park

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.

