

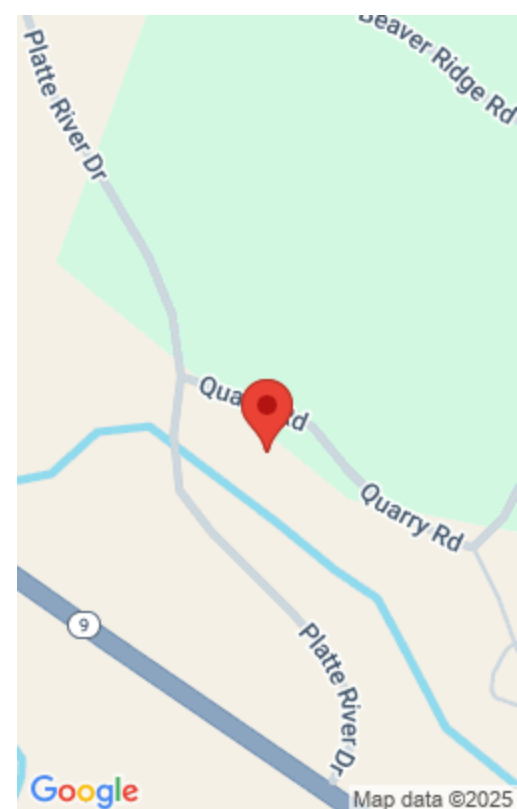
**\$600,000**

## **112 PLATTE RIVER DR, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

When deciding to build your dream mountain retreat, the lot is the most important decision. What is the optimal placement of the home for views, passive solar, access, – so many factors come into play when selecting the lot. This lot, at just over 12 acres, is perched on a hilltop commanding sweeping mountain and...

- 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> 534481.2, 12.27 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1055972	<b>Lot Size Acres:</b> 12.27 acres
<b>Date Added:</b> 2025-01-27	<b>Days On Market:</b> 206

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> NearSkiArea,NearPublicTransit,RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Meadow,Mountains,SouthernExposure,Valley,TreesWoods
<b>Subdivision Name:</b> PEAK VIEW MINOR SUBDIVISION	<b>Virtual Tour URL Branded:</b> <a href="https://studio-kiva-photography.seehouseat.com/2281772">https://studio-kiva-photography.seehouseat.com/2281772</a>
<b>Parcel Number:</b> 48982	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 12.27 sq ft
<b>Open Parking:</b> No	

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, 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> NearSkiArea, NearPublicTransit, RollingSlope, ManyTrees, SeeRemarks	





## Nearby Schools

**Middle Or Junior School:** South Park  
**High School:** South Park

**Elementary School:** Edith Teter



## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,558.54 **Tax Year:** 2024



## Miscellaneous

**Current Use:** Residential,SingleFamily **Exclusions:** Yes  
**Attribution Contact:** (970) 485-3837



## Listing Information Courtesy of:

**Agent Name:** Jeni Friedrich **List Office Name:** Christie`s International Real Estate CO LLC

