



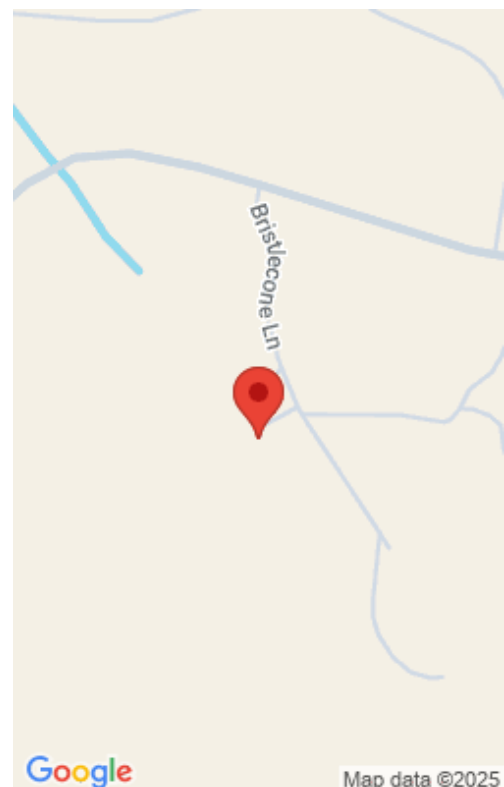
**\$507,600**

## **309 BRISTLECONE DR, FAIRPLAY, CO 80456, USA**

<https://www.breckmtn.com>

Escape to your perfect mountain retreat! This charming 2-bedroom, 1-bath cabin blends cozy comfort with rustic charm, all set against breathtaking mountain views. This delightful home has wood floors - easy to maintain, granite countertops and hickory cabinets. High efficiency natural gas heat and a place you can have a wood burning stove installed if...

- 2 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 864, 864 sq ft



# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 227383.2, 5.22 sq ft  
**Bathrooms:** 1 bath  
**Floors:** One floors  
**MLS ID:** S1062144  
**Lot Size Acres:** 5.22 acres  
**Days On Market:** 37

**Status:** Active  
**Area, sq ft:** 864, 864 sq ft  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1998  
**Date Added:** 2025-08-17

# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> SeeRemarks
<b>Sewer:</b> SepticTank	<b>Construction Materials:</b> Block,WoodFrame
<b>Property Condition:</b> Resale	<b>Levels:</b> One
<b>View:</b> Mountains	<b>Subdivision Name:</b> FOXTAIL PINES HEIGHTS (DISCOUN
<b>Virtual Tour URL Branded:</b> <a href="https://properties.summitmultimedia.com/sites/2121-bristlecone-ln-fairplay-co-80440-18462115/branded">https://properties.summitmultimedia.com/sites/2121-bristlecone-ln-fairplay-co-80440-18462115/branded</a>	<b>Floor covering:</b> LuxuryVinyl, LuxuryVinylTile, Wood
<b>Exterior material:</b> Block, WoodFrame	<b>Architectural Style:</b> Dryer, Dishwasher, Disposal, Refrigerator, Washer, WasherDryer
<b>Roof:</b> Metal	<b>Parcel Number:</b> 44429
<b>Living Area:</b> 864 sq ft	<b>Waterfront:</b> No
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 5.22 sq ft
<b>Bathrooms Full:</b> 1	<b>Open Parking:</b> No



**Amenities & Features**

**Parking Features:** Detached,Garage,ThreeOrMoreSpaces,  
Detached,Garage,ThreeOrMoreSpaces

**Utilities:** ElectricityAvailable, TrashCollection, SepticAvailable

**Heating:** ForcedAir

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

**Patio & Porch Features:**  
Deck

**Furnished:** Unfurnished

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Expenses, Fees & Taxes**

**Association Fee:** \$200

**Tax Annual Amount:** \$1,550.04

**Tax Year:** 2024

**Miscellaneous**

**Association Fee Frequency:** Annually

**Community Features:** SeeRemarks,Clubhouse

**Exclusions:** Do Not Know

**Listing Information Courtesy of:**

**Agent Name:** Candy J. Snyder

**List Office Name:** Omni R.E./Frisco

