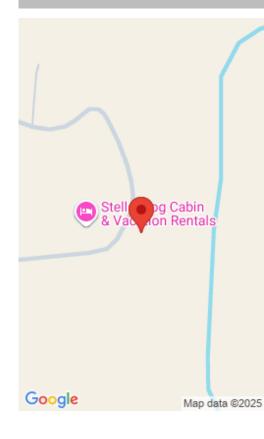


1301 SHEEP RIDGE RD, FAIRPLAY, CO 80440, USA

https://www.breckmtn.com

Great home in a great neighborhood! This Warm Springs property offers easy, year-around access, on a sunny 1.25 acre lot, with views in every direction. Ready to enjoy immediately, this ranch style home comes fully furnished and can accommodate a large group with 3 spacious bedrooms and an open floor plan. The vaulted T&G ceilings...

- 3 heds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1260, 1260 sq ft





Basics

Type: SingleFamilyResidence

Category: Residential Area, sq ft: 1260, 1260 sq ft

Lot size, sq ft: 54450, 1.25 sq ft **Bedrooms: 3** beds

Bathrooms: 2 baths Half baths: 0 half baths

Floors: One floors OriginatingSystemName: SUMMIT

Status: Active

MLS ID: \$1061333 **Year built:** 1998

Lot Size Acres: 1.25 acres Date Added: 2025-07-09

Building Details

CommunityCoop,SharedWell,Well

Water Source: Architectural Style: Ranch

Lot Features: SeeRemarks Sewer: SepticTank

Foundation Details: Poured Property Condition: Resale

Levels: One View: Mountains, Valley

Subdivision Name: WARM SPRINGS **Virtual Tour URL Branded:**https://youtu.be/CqKvGyf7sZc

Floor covering: LuxuryVinyl, LuxuryVinylTile, Architectural Style: Dishwasher,

Tile ElectricRange, Microwave, Refrigerator, Dryer,

Washer

Roof: Architectural, Shingle Parcel Number: 38584

Living Area: 1260 sq ft Waterfront: No
Heating: Yes Land Lease: No

ViewYN: Yes Lot Size Area: 1.25 sq ft

Bathrooms Full: 2 **Open Parking:** No

Amenities & Features



Parking Features: Circular Driveway,

CircularDriveway

Spa Features: HotTub **Utilities:** ElectricityAvailable,

NaturalGasAvailable, MunicipalUtilities,

Patio & Porch Features: Deck, Patio

TrashCollection, WaterAvailable, SepticAvailable

Fireplace Features: WoodBurningStove

Heating: Baseboard, Natural Gas

Interior Features: VaultedCeilings,

WoodBurningStove

Fireplace: No

CoolingYN: No

PoolPrivateYN: No.

Furnished: Partially

Features: VaultedCeilings, WoodBurningStove

Laundry Features: InUnit

Spa: Yes

Pets Allowed: Yes

Lot Features: SeeRemarks

Expenses, Fees & Taxes

Association Fee: \$1,680 Tax Annual Amount: \$2,232.06

Tax Year: 2024

Miscellaneous

Association Fee Frequency: Annually Community Features: TrailsPaths,Fishing,Gated

Exclusions: No **Attribution Contact:** (970) 453-0466

Listing Information Courtesy of:

List Office Name: Paffrath & Thomas R.E.S.C **Agent Name:** Kevin Broadrick

