



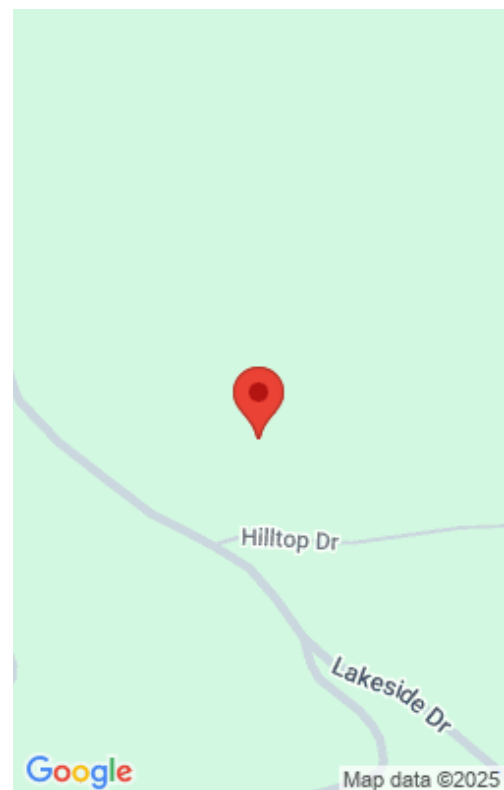
**\$749,000**

## **1305 LAKESIDE DR, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

OPEN HOUSE WEDNESDAY 9/17/2025 FROM 11-2:00. MOTIVATED SELLER & HUGE PRICE REDUCTION! The perfect family home with easy partially paved access only 2 miles from Highway 9! Situated on 2.8 acres and nestled in the trees this home is a must see! Beautifully cared for this home has a light and bright open feel to...

- 3 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3191, 3191 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 121968, 2.8 sq ft  
**Bathrooms:** 4 baths  
**Total rooms:** 4  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1989  
**Date Added:** 2025-06-14

**Status:** Active  
**Area, sq ft:** 3191, 3191 sq ft  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Floors:** ThreeOrMore, 3 floors  
**MLS ID:** S1059451  
**Lot Size Acres:** 2.8 acres  
**Days On Market:** 93

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# Building Details

**Water Source:** Private,Well  
**Lot Features:** SeeRemarks  
**Construction Materials:**  
MetalSiding,WoodSiding,WoodFrame  
**Garage Spaces:** 1  
**Levels:** ThreeOrMore  
**Subdivision Name:** WILDERNESS ACRES  
**Floor covering:** Carpet, Stone, Tile, Vinyl, Wood  
**Exterior material:** MetalSiding, WoodFrame, WoodSiding  
  
**Roof:** Metal  
**Living Area:** 3191 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 1

**Basement:** Full,Finished,SumpPump  
**Sewer:** SepticTank  
**Foundation Details:** Poured  
  
**Property Condition:** Resale  
**View:** Mountains,SouthernExposure,TreesWoods  
**Other Structures:** Sheds  
**Basement:** Finished, Full, SumpPump  
  
**Architectural Style:** Dishwasher, ElectricRange, ElectricWaterHeater, Freezer, Refrigerator, SomeElectricAppliances, Dryer, Washer  
**Parcel Number:** 15206  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 2.8 sq ft  
**Open Parking:** No

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# Amenities & Features



**Parking Features:** Attached,Garage,Oversized,  
Attached,Garage,Oversized

**Utilities:** ElectricityAvailable, PhoneAvailable,  
TrashCollection, SepticAvailable

**Heating:** Baseboard,Electric,WoodStove

**Interior Features:** UtilityRoom

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

**Patio & Porch Features:** Deck

**Furnished:** Unfurnished

**Features:** NotApplicable,  
SeeRemarks, UtilityRoom

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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Expenses, Fees & Taxes

Tax Annual Amount: \$4,375.96

Tax Year: 2024

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Miscellaneous

Community Features: SeeRemarks

Exclusions: No,Personal Property of the Seller

Direction Faces: South

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Listing Information Courtesy of:

Agent Name: Mary Brooks

List Office Name: Mary Brooks Real Estate

