



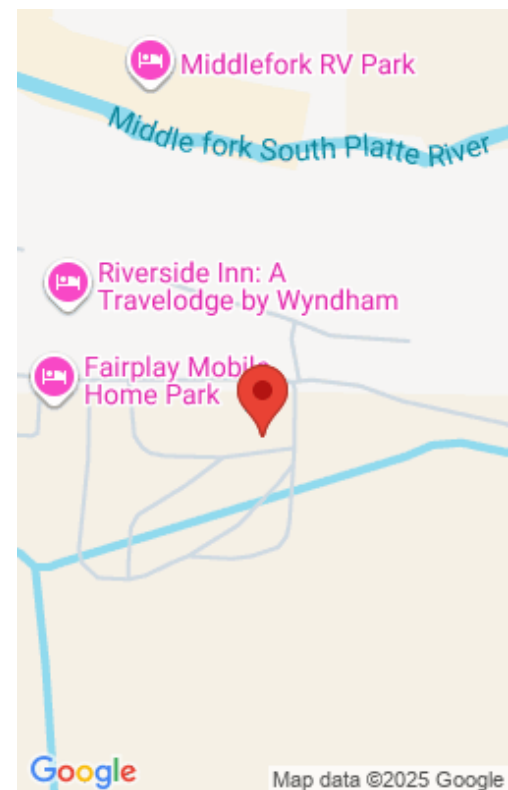
**\$95,000**

## **21980 US HWY 285, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Affordable mountain home alert! This wonderful 2 bedroom, 2 bathroom home has it all; a great layout with bedrooms on each side of the living space, an open kitchen and living room area, storage and a dedicated laundry room. Conveniently located near downtown Fairplay, the bus and the grocery store, makes for easy daily living....

- 2 beds
- 2 baths
- MobileHome
- Residential
- Active
- 960, 960 sq ft



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# Basics

**Type:** MobileHome  
**Category:** Residential  
**Lot size, sq ft:** 387.68, 0.0089 sq ft  
**Bathrooms:** 2 baths  
**Total rooms:** 7  
**MLS ID:** S1062055  
**Lot Size Acres:** 0.0089 acres  
**Days On Market:** 15

**Status:** Active  
**Area, sq ft:** 960, 960 sq ft  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2019  
**Date Added:** 2025-08-14

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# Building Details

**Water Source:** CommunityCoop,SharedWell,Well  
**Lot Features:** CityLot,NearPublicTransit  
**Construction Materials:** ModularPrefab  
**View:** City,Mountains  
  
**Floor covering:** Carpet, Tile, Vinyl  
**Architectural Style:** Dishwasher, GasRange, Microwave, Refrigerator  
**Parcel Number:** 34163  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.0089 sq ft  
**Open Parking:** No

**Architectural Style:** MobileHome  
**Sewer:** Connected,PublicSewer  
**Property Condition:** Resale  
**Subdivision Name:** FAIRPLAY MOBILE HOME PARK  
**Exterior material:** ModularPrefab  
**Roof:** Architectural,Shingle  
  
**Living Area:** 960 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 1

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# Amenities & Features



**Parking Features:** ParkingPad, ParkingPad

**Furnished:** Unfurnished

**Features:** NotApplicable, SeeRemarks

**Laundry Features:** WasherHookup,InUnit

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** CityLot, NearPublicTransit

**Utilities:** Propane, SewerAvailable, TrashCollection, SewerConnected

**Heating:** ForcedAir

**Interior Features:** SeeRemarks

**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

**Association Fee:** \$13,140

**Tax Annual Amount:** \$60.80

**Tax Year:** 2024

## Miscellaneous

**Association Fee Frequency:** Annually

**Exclusions:** No,Seller's personal property, washer, dryer

**Community Features:** SeeRemarks,TrailsPaths,PublicTransportation

**Attribution Contact:** (970) 333-3332

## Listing Information Courtesy of:

**Agent Name:** Katherine D. Briggs

**List Office Name:** Keller Williams Top Of Rockies

