



## 2216 VALLEY OF THE SUN DR, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

PRIME LOCATION! This 7+ ACRE forested property is the IDEAL SPOT for your mountain dream cabin! Just 20 miles from Breckenridge and 5 from Alma & Fairplay. You'll be close enough to the action and still have your happy place in the woods to return to each day! The lot is perched slightly above the...

\$240,000

- 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> 317116.8, 7.28 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1049113	<b>Lot Size Acres:</b> 7.28 acres
<b>Date Added:</b> 2024-05-30	<b>Days On Market:</b> 483

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains,TreesWoods
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Parcel Number:</b> 32255
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 7.28 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, Propane, 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> SeeRemarks	

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## Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	





## Expenses, Fees & Taxes

**Tax Annual Amount:** \$4,459.73

**Tax Year:** 2023



## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** LiveWork,Vacant

**Exclusions:** No

**Attribution Contact:** (303) 870-6446



## Listing Information Courtesy of:

**Agent Name:** Amy Caniglia

**List Office Name:** Caniglia Real Estate Group,LLC

