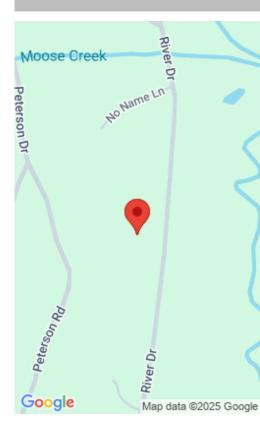


### 2399 CO RD 6, FAIRPLAY, CO 80440, USA

https://www.breckmtn.com

Welcome home to charm and comfort in Placer Valley! Seller now offering a 5K interest rate buy down with a full price offer! If you've ever dreamed of owning a home on a larger lot in the heart of Colorado's majestic mountains, this is your opportunity. Nestled on just under an acre in the highly...

- 4 heds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1512, 1512 sq ft





#### **Basics**

**Type:** SingleFamilyResidence

Category: Residential

Lot size, sq ft: 35719.2, 0.82 sq ft

Bathrooms: 2 baths

**Total rooms:** 11

OriginatingSystemName: SUMMIT

Year built: 1987

**Date Added:** 2025-05-21

Status: Active

**Area, sq ft: 1512, 1512** sq ft

**Bedrooms: 4** beds

Half baths: 0 half baths

Floors: Two, MultiSplit floors

MLS ID: S1057996

Lot Size Acres: 0.82 acres

Days On Market: 125

# **Building Details**

Water Source: Well

Lot Features: SeeRemarks

Construction Materials: WoodFrame

**Levels:** Two, MultiSplit

**Subdivision Name: PLACER VALLEY** 

Floor covering: Carpet, Laminate

Architectural Style: Dishwasher, ElectricRange,

Microwave, Refrigerator, Dryer, Washer

Parcel Number: 14776

Waterfront: No

Land Lease: No

Lot Size Area: 0.82 sq ft

Open Parking: No

Architectural Style: Cabin

**Sewer:** SepticTank

**Property Condition: Resale** 

View: Meadow, Mountains, River, Creek Stream

Other Structures: Sheds

**Exterior material:** WoodFrame

**Roof:** Asphalt

Living Area: 1512 sq ft

**Heating:** Yes

ViewYN: Yes

**Bathrooms Full: 2** 

## **Amenities & Features**



Parking Features: ParkingPad, ParkingPad

Patio & Porch Features: Deck

Utilities: ElectricityAvailable, NaturalGasAvailable, Fireplace Features: Gas

SepticAvailable

Furnished: Negotiable Heating: Baseboard, Electric

Interior Features: CeilingFans, Fireplace,

UtilityRoom

Features: CeilingFans, Fireplace, NotApplicable,

UtilityRoom

Fireplace: Yes Spa: No

CoolingYN: No Pets Allowed: Yes

**PoolPrivateYN:** No **Lot Features:** SeeRemarks

## **Expenses, Fees & Taxes**

Tax Annual Amount: \$2,687.34 Tax Year: 2024

## **Miscellaneous**

Community Features: TrailsPaths Exclusions: Do Not Know

**Attribution Contact:** Jillian.Turner@CBMP.com

# **Listing Information Courtesy of:**

**Agent Name:** Jillian Turner **List Office Name:** Coldwell Banker Mtn Properties

