



**\$400,000**

## **269 HIGH CREEK RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Welcome to your perfect mountain retreat nestled on a peaceful half-acre lot in the coveted gated community of Warm Springs. Surrounded by breathtaking scenery, abundant wildlife, and serene mountain views, this home offers the true Colorado lifestyle. Enjoy vibrant wildflowers in the summer, star-filled skies at night, and the calming presence of nature all around....

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1431, 1431 sq ft



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## Basics

**Type:** SingleFamilyResidence

**Category:** Residential

**Lot size, sq ft:** 22215.6, 0.51 sq ft

**Bathrooms:** 2 baths

**Total rooms:** 9

**OriginatingSystemName:** SUMMIT

**Year built:** 2007

**Date Added:** 2025-07-03

**Status:** Active

**Area, sq ft:** 1431, 1431 sq ft

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Floors:** One floors

**MLS ID:** S1061220

**Lot Size Acres:** 0.51 acres

**Days On Market:** 83

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## Building Details

**Water Source:** Well

**Sewer:** Connected

**Property Condition:** Resale

**View:** Meadow,Mountains,Valley

**Floor covering:** Laminate, Vinyl

**Architectural Style:** Dryer, Dishwasher, GasRange, Refrigerator, RangeHood, Washer

**Parcel Number:** 45144

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 0.51 sq ft

**Open Parking:** No

**Lot Features:** SeeRemarks

**Construction Materials:** Frame,Concrete,WoodSiding

**Levels:** One

**Subdivision Name:** WARM SPRINGS

**Exterior material:** Concrete, Frame, WoodSiding

**Roof:** Composition

**Living Area:** 1431 sq ft

**Heating:** Yes

**ViewYN:** Yes

**Bathrooms Full:** 2

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## Amenities & Features



**Parking Features:** None,OffStreet,  
None,OffStreet

**Association Amenities:** TennisCourts

**Fireplace Features:** WoodBurningStove

**Amenities:** TennisCourts

**Features:** CableTv, EatInKitchen,  
FivePieceBathroom, HighCeilings,  
HighSpeedInternet, JettedTub, OpenFloorplan,  
Pantry, PrimarySuite, VaultedCeilings,  
WalkInClosets, WoodBurningStove

**Laundry Features:** InUnit

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

**Patio & Porch Features:** Deck

**Utilities:** ElectricityAvailable,  
NaturalGasAvailable, PhoneAvailable,  
CableAvailable, SewerConnected

**Furnished:** Unfurnished

**Heating:** ForcedAir,WoodStove

**Interior Features:** EatInKitchen,  
FivePieceBathroom, HighCeilings,  
HighSpeedInternet, JettedTub, PrimarySuite,  
OpenFloorplan, Pantry, CableTv, VaultedCeilings,  
WalkInClosets, WoodBurningStove

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Association Fee:** \$1,680

**Tax Annual Amount:** \$1,851.54

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** TrailsPaths,Gated

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** Dallas Dyer

**List Office Name:** Redfin Corporation

