



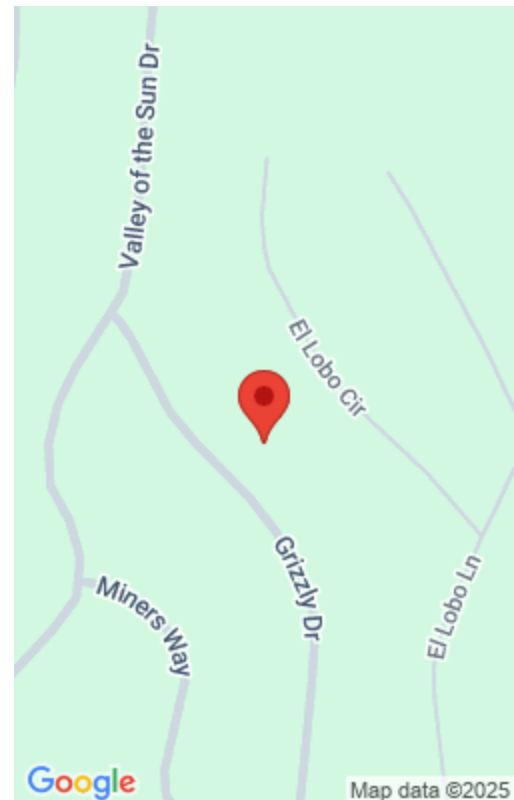
**\$85,000**

## **272 GRIZZLY DR, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Nestled in the beautiful Valley of the Sun, this stunning 1-acre wooded lot offers a peaceful mountain retreat just 22 miles from Breckenridge. The property is conveniently located next to an existing home, north of 238 Grizzly, and across the street from 269 Grizzly. With electric service available and telephone poles already on the street,...

- 0 baths
- UnimprovedLand
- Land
- Active



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Bathrooms:</b> 0 baths
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1056469
<b>Lot Size Acres:</b> 1 acres	<b>Date Added:</b> 2025-03-02

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## Building Details

<b>Water Source:</b> Well	<b>Sewer:</b> SepticNeeded
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Parcel Number:</b> 15162
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> No
<b>Lot Size Area:</b> 1 sq ft	<b>Open Parking:</b> No

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## Amenities & Features

<b>Utilities:</b> ElectricityAvailable, Propane	<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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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$891.12	<b>Tax Year:</b> 2024
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## Miscellaneous



**Current Use:** Residential,Vacant

**Exclusions:** No

**Attribution Contact:** amy@TheSmitsTeam.com

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## Listing Information Courtesy of:

**Agent Name:** Amy Smits

**List Office Name:** eXp Realty LLC - Resort Experts

