



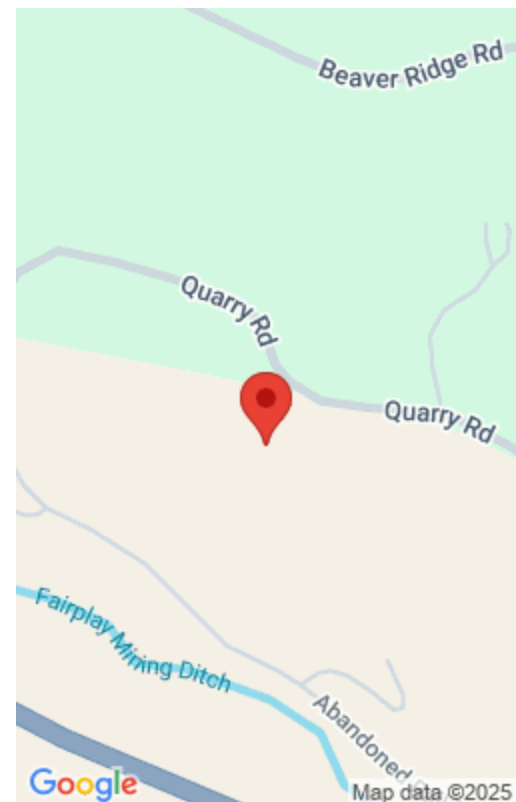
**\$189,000**

## **308 QUARRY RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Experience breathtaking views of South Park and the majestic Fourteeners from this easily buildable 2.27-acre lot in the sought-after Beaver Ridge community. This exceptional property offers a perfect blend of open space and mature Bristlecone Pines, with vibrant wildflowers adding color during the summer months. Enjoy panoramic vistas of the Mosquito Range and the serene...

- 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> 102801.6, 2.36 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1061497	<b>Lot Size Acres:</b> 2.36 acres
<b>Date Added:</b> 2025-07-15	<b>Days On Market:</b> 1

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> Secluded,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains,TreesWoods
<b>Subdivision Name:</b> BEAVER RIDGE	<b>Other Structures:</b> Sheds
<b>Parcel Number:</b> 13138	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 2.36 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> Secluded, SeeRemarks	

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## Expenses, Fees & Taxes

<b>Tax Annual Amount:</b> \$1,959.74	<b>Tax Year:</b> 2024
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## Miscellaneous

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

**Attribution Contact:** (970) 406-1610

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## Listing Information Courtesy of:

**Agent Name:** Bonnie Paffenroth CRS

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

