



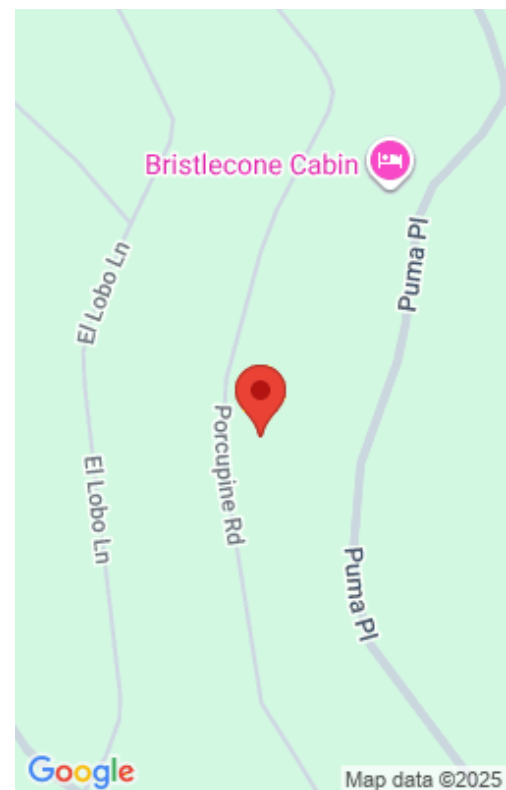
\$950,000

322 PORCUPINE RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Built in 2023, this modern mountain retreat blends style, comfort, and functionality with high-quality finishes throughout. The open-concept great room welcomes you with soaring ceilings, exposed beams, and a striking stone gas fireplace. Natural light floods through the wall of windows, showcasing the surrounding forest and filling the space with warmth. The custom kitchen is...

- 3 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 2910, 2910 sq ft



Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 2910, 2910 sq ft
Lot size, sq ft: 43560, 1 sq ft	Bedrooms: 3 beds
Bathrooms: 4 baths	Half baths: 1 half bath
Total rooms: 15	Floors: ThreeOrMore,MultiSplit floors
OriginatingSystemName: SUMMIT	MLS ID: S1062579
Year built: 2023	Lot Size Acres: 1 acres
Date Added: 2025-09-20	

Building Details

Water Source: Private,Well	Basement: WalkOutAccess,Finished,Heated
Lot Features: ManyTrees,Sloped,SeeRemarks	Sewer: SepticTank
Construction Materials: CementSiding	Property Condition: Resale
Levels: ThreeOrMore,MultiSplit	View: Mountains,TreesWoods
Subdivision Name: VALLEY OF THE SUN	Virtual Tour URL Branded: https://frontrangemedia.aryeo.com/sites/322-porcupine-rd-fairplay-co-80440-18953550/branded
Floor covering: Carpet, LuxuryVinyl, LuxuryVinylTile, Tile	Basement: Finished, Heated, WalkOutAccess
Exterior material: CementSiding	Architectural Style: BarFridge, Dishwasher, Disposal, GasRange, Microwave, Refrigerator, RangeHood, Dryer, Washer
Roof: Asphalt	Parcel Number: 22590
Living Area: 2910 sq ft	Waterfront: No
Heating: Yes	Land Lease: No
ViewYN: Yes	Lot Size Area: 1 sq ft
Bathrooms Full: 3	Open Parking: No

Amenities & Features



Parking Features: ParkingPad,
ParkingPad

Spa Features: HotTub

Fireplace Features: Gas

Furnished: Partially

Features: BuiltInFeatures,
CeilingFans, EatInKitchen, Fireplace,
GraniteCounters, HighCeilings,
HotTubSpa, KitchenIsland,
NotApplicable, Pantry, PrimarySuite,
SmokeFree, UtilityRoom,
VaultedCeilings, WalkInClosets

Fireplace: Yes

CoolingYN: No

PoolPrivateYN: No

Patio & Porch Features: Deck,Patio

Utilities: ElectricityAvailable, Propane,
PhoneAvailable, TrashCollection, SepticAvailable

Fireplaces Total: 1

Heating: ForcedAir,Propane

Interior Features: BuiltInFeatures, CeilingFans,
EatInKitchen, Fireplace, GraniteCounters, HighCeilings,
HotTubSpa, KitchenIsland, PrimarySuite, Pantry,
SmokeFree, VaultedCeilings, WalkInClosets,
UtilityRoom

Spa: Yes

Pets Allowed: OwnerOnly,PetRestrictions

Lot Features: ManyTrees, Sloped, SeeRemarks

Expenses, Fees & Taxes

Tax Annual Amount: \$3,799.12

Tax Year: 2024

Miscellaneous

Community Features: TrailsPaths

Exclusions: No

Attribution Contact: courtpeel21@gmail.com

Listing Information Courtesy of:

Agent Name: Courtney Peel **List Office Name:** eXp Realty, LLC, Mountain House Properties

