



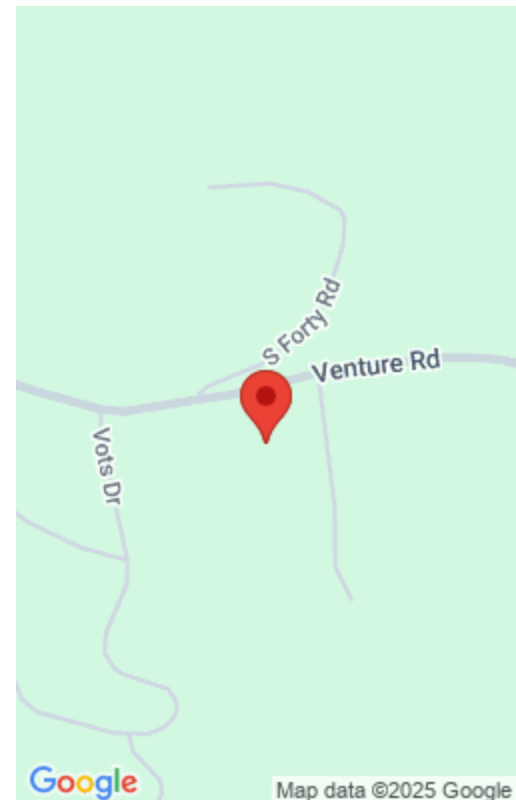
**\$189,000**

## **336 VENTURE RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

This is where your Mountain adventure begins. The charming ski town of Breckenridge is a mere 30 minutes away. You get all the charm, shopping and dining, and World Class skiing without the Summit County price tag. This beautiful lot, 2.6 acres, has a permitted driveway that winds up through the pine and aspen to...

- 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> 113256, 2.6 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1057399	<b>Lot Size Acres:</b> 2.6 acres
<b>Date Added:</b> 2025-04-21	<b>Days On Market:</b> 52

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticTank	<b>View:</b> Mountains
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Parcel Number:</b> 42531
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 2.6 sq ft	<b>Open Parking:</b> No

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, Propane, PhoneAvailable, TrashCollection, SepticAvailable	<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> RollingSlope, ManyTrees, SeeRemarks	

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# Nearby Schools

<b>Middle Or Junior School:</b> South Park	<b>Elementary School:</b> Edith Teter
<b>High School:</b> South Park	



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## Expenses, Fees & Taxes

**Association Fee:** \$67

**Tax Annual Amount:** \$1,711.12

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

**List Office Name:** Jefferson Real Estate, Inc.

