



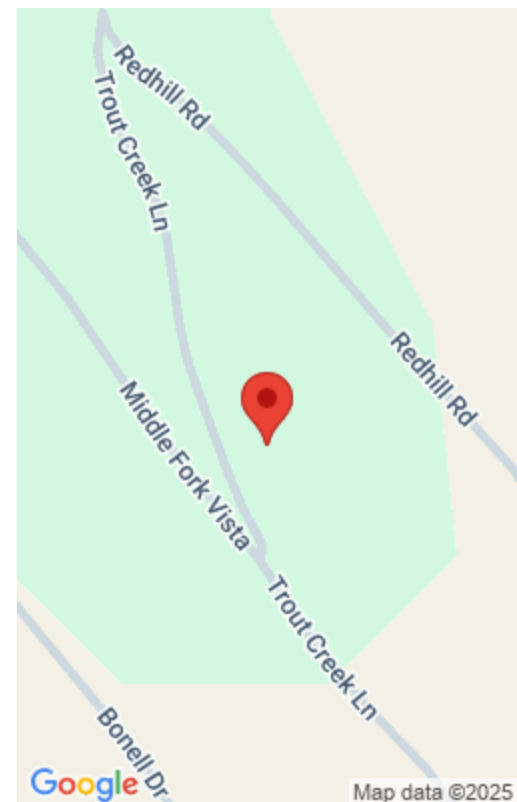
**\$89,000**

## **40 TROUT CREEK LN, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Nice 1 acre lot on a quiet street in Redhill Forest. Nicely treed and gently sloped, this lot is all set up for camping so you can enjoy it right away. A permitted, gravel circular driveway leads right to a camper pad, easy in and out. You can hook up to the septic holding tank...

- 0 baths
- Improved Land, Residential
- Land
- Active



## Basics

**Type:** ImprovedLand, Residential  
**Category:** Land  
**Bathrooms:** 0 baths  
**MLS ID:** S1055040  
**Date Added:** 2024-10-15

**Status:** Active  
**Lot size, sq ft:** 43560, 1 sq ft  
**OriginatingSystemName:** SUMMIT  
**Lot Size Acres:** 1 acres  
**Days On Market:** 238

## Building Details

**Water Source:** CommunityCoop,Well  
**Sewer:** SepticTank,SeeRemarks  
**Subdivision Name:** REDHILL FOREST F 3  
**Parcel Number:** 37535  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

**Lot Features:** RollingSlope,ManyTrees,SeeRemarks  
**View:** Mountains,Valley  
**Other Structures:** Sheds  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 1 sq ft

## Amenities & Features

**Utilities:** ElectricityAvailable, Propane, PhoneAvailable, SeeRemarks, TrashCollection, SepticAvailable  
**Spa:** No  
**Pets Allowed:** No  
**Lot Features:** RollingSlope, ManyTrees, SeeRemarks

**Fireplace:** No  
**CoolingYN:** No  
**PoolPrivateYN:** No

## Nearby Schools

**Middle Or Junior School:** South Park  
**High School:** South Park

**Elementary School:** Edith Teter



\_\_\_\_\_

## Expenses, Fees & Taxes

**Association Fee:** \$1,025

**Tax Annual Amount:** \$667.92

**Tax Year:** 2024

\_\_\_\_\_

## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

\_\_\_\_\_

## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

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

