



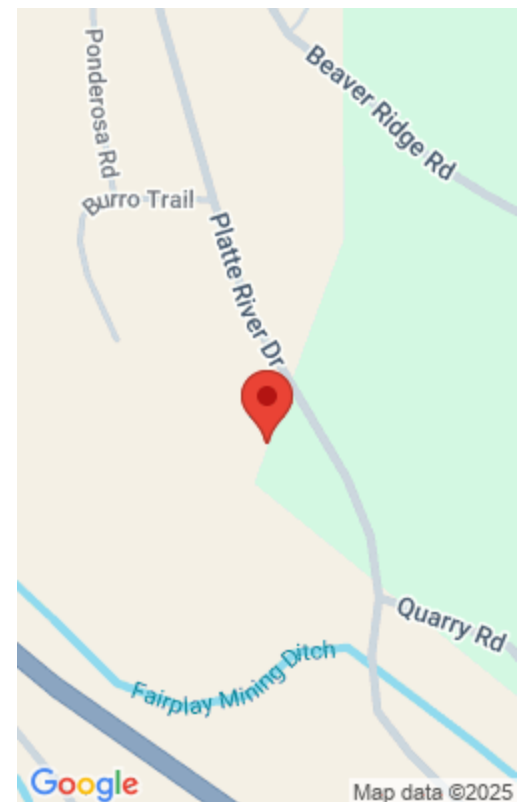
**\$250,000**

## **425 PLATTE RIVER DR, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Imagine your dream mountain home on this 5.07 acre lot, on a hilltop, richly treed and minutes to town. So many potential build sites for catching optimal mountain views, passive solar and privacy. Selecting the perfect lot is vital to realizing your dream of owning in the mountains. This lot is not in an HOA,...

- 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> 220849.2, 5.07 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1055996	<b>Lot Size Acres:</b> 5.07 acres
<b>Date Added:</b> 2025-01-27	<b>Days On Market:</b> 204

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> NearSkiArea,NearPublicTransit,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Meadow,Mountains,TreesWoods
<b>Subdivision Name:</b> PEAK VIEW MINOR SUBDIVISION	<b>Virtual Tour URL Branded:</b> <a href="https://studio-kiva-photography.seehouseat.com/2281772">https://studio-kiva-photography.seehouseat.com/2281772</a>
<b>Parcel Number:</b> 48987	<b>Waterfront:</b> No
<b>Heating:</b> No	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 5.07 sq ft
<b>Open Parking:</b> No	

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# Amenities & Features

<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, 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> NearSkiArea, NearPublicTransit, ManyTrees, SeeRemarks	

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# Nearby Schools



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

**Elementary School:** Edith Teter

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$643.72

**Tax Year:** 2024

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## Miscellaneous

**Current Use:** Residential,SingleFamily  
**Attribution Contact:** (970) 485-3837

**Exclusions:** Yes

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## Listing Information Courtesy of:

**Agent Name:** Jeni Friedrich **List Office Name:** Christie`s International Real Estate CO LLC

