

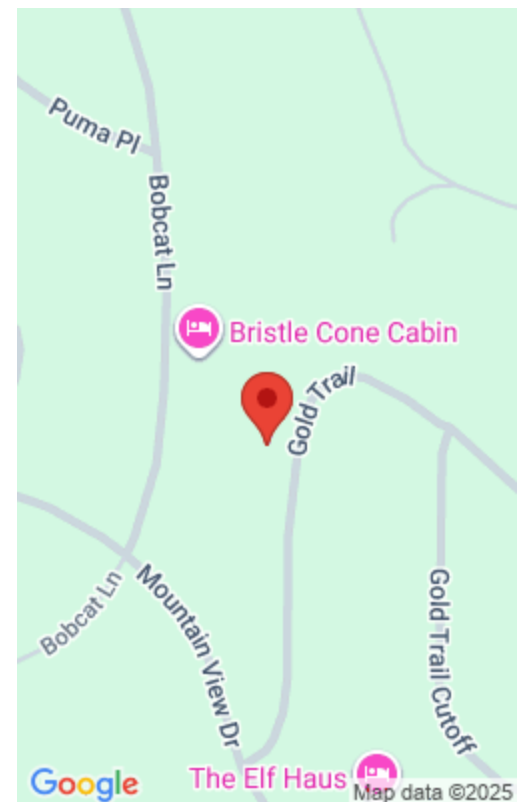
\$74,500

## 440 GOLD TRAIL, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

This one-acre lot in Valley of the Sun, just outside Fairplay, is the real deal: crisp mountain air, the scent of pine trees, and your own slice of Colorado heaven! Leave the hustle & bustle behind, this is where you'll build your escape! County-maintained roads means you're good to go, snow or shine. Just 25...

- 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> 40075.2, 0.92 sq ft
<b>Bathrooms:</b> 0 baths	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1056908	<b>Lot Size Acres:</b> 0.92 acres
<b>Date Added:</b> 2025-04-03	<b>Days On Market:</b> 108

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# Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> RollingSlope,ManyTrees,SeeRemarks
<b>Sewer:</b> SepticNeeded	<b>View:</b> Mountains,TreesWoods
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Parcel Number:</b> 11109
<b>Waterfront:</b> No	<b>Heating:</b> No
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 0.92 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> 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

**Tax Annual Amount:** \$973.18

**Tax Year:** 2024

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## Miscellaneous

**Community Features:**  
SeeRemarks,TrailsPaths

**Current Use:** LiveWork,Residential,SingleFamily,Vacant

**Exclusions:** No

**Attribution Contact:** (303) 870-6446

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## Listing Information Courtesy of:

**Agent Name:** Amy Caniglia

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

