



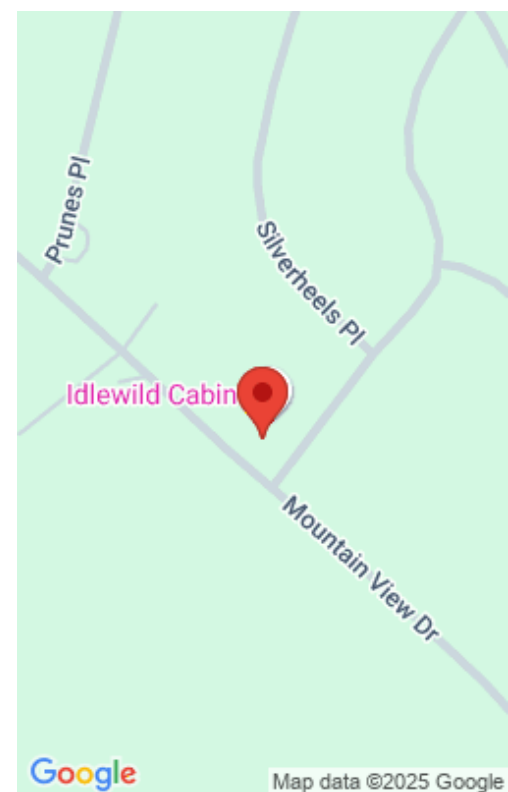
**\$695,000**

## **45 VALLEY OF THE SUN DR, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

**\$55k PRICE ADJUSTMENT!!** A turnkey mountain retreat, this true log home offers the best of Colorado living with the bonus of established Airbnb income. Built with impressive 12 to 15 inch diameter logs, this authentic cabin combines rustic character with modern comfort. It generates over 45,000 dollars annually with minimal effort and offers a rare...

- 2 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1744, 1744 sq ft



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# Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 1744, 1744 sq ft
<b>Lot size, sq ft:</b> 40075.2, 0.92 sq ft	<b>Bedrooms:</b> 2 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Total rooms:</b> 7	<b>Floors:</b> TwoAndOneHalf,MultiSplit floors
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1059548
<b>Year built:</b> 1995	<b>Lot Size Acres:</b> 0.92 acres
<b>Date Added:</b> 2025-06-12	<b>Days On Market:</b> 77

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# Building Details

<b>Water Source:</b> Private,Well	<b>Basement:</b> Full,InteriorEntry,WalkOutAccess,Finished
<b>Architectural Style:</b> ChaletAlpine	<b>Lot Features:</b> CornerLot,Level,SeeRemarks
<b>Sewer:</b> SepticTank	<b>Construction Materials:</b> Log
<b>Foundation Details:</b> Poured	<b>Property Condition:</b> Resale
<b>Levels:</b> TwoAndOneHalf,MultiSplit	<b>View:</b> Mountains,SouthernExposure,TreesWoods
<b>Subdivision Name:</b> VALLEY OF THE SUN	<b>Other Structures:</b> Sheds
<b>Floor covering:</b> Wood	<b>Basement:</b> Finished, Full, InteriorEntry, WalkOutAccess
<b>Exterior material:</b> Log	<b>Architectural Style:</b> Dishwasher, Humidifier, Microwave, Range, Refrigerator, Dryer, Washer
<b>Roof:</b> Metal	<b>Parcel Number:</b> 14857
<b>Living Area:</b> 1744 sq ft	<b>Waterfront:</b> No
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 0.92 sq ft
<b>Bathrooms Full:</b> 1	<b>Open Parking:</b> No

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# Amenities & Features



**Parking Features:** ParkingPad, ParkingPad

**Utilities:** SeeRemarks, TrashCollection, SepticAvailable

**Fireplaces Total:** 1

**Heating:** ForcedAir,NaturalGas,Other,WoodStove

**Interior Features:** CeilingFans, EatInKitchen, Fireplace, TongueAndGrooveCeilings, HighSpeedInternet, KitchenIsland, OpenFloorplan, VaultedCeilings, WoodBurningStove

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** CornerLot, Level, SeeRemarks

**Patio & Porch Features:** Deck

**Fireplace Features:** Gas,WoodBurningStove

**Furnished:** Partially

**Features:** CeilingFans, EatInKitchen, Fireplace, HighSpeedInternet, KitchenIsland, NotApplicable, OpenFloorplan, TongueAndGrooveCeilings, VaultedCeilings, WoodBurningStove

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Nearby Schools**

**Middle Or Junior School:** South Park

**High School:** South Park

**Elementary School:** Edith Teter

**Expenses, Fees & Taxes**

**Tax Annual Amount:** \$2,681.88

**Tax Year:** 2024

**Miscellaneous**

**Community Features:** SeeRemarks,TrailsPaths

**Exclusions:** No

**Direction Faces:** South

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

**Listing Information Courtesy of:**



**Agent Name:** Amy Caniglia

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

