



## 451 LAMB MOUNTAIN RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Discover the perfect canvas for your mountain dream home! This flat, build-ready lot in the highly sought-after Warm Springs community offers a serene setting surrounded by beautiful, mature trees. The driveway is already installed, saving you time and effort as you plan your build. The septic system is also engineered, and the permit has been...

**\$115,000**

- 0 baths
- Unimproved Land
- Land
- Active



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## Basics

**Type:** UnimprovedLand

**Category:** Land

**Bathrooms:** 0 baths

**MLS ID:** S1062086

**Date Added:** 2025-08-13

**Status:** Active

**Lot size, sq ft:** 43560, 1 sq ft

**OriginatingSystemName:** SUMMIT

**Lot Size Acres:** 1 acres

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## Building Details

**Water Source:** CommunityCoop,SharedWell,Well

**Sewer:** SepticNeeded

**Subdivision Name:** WARM SPRINGS

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:** 1 sq ft

**Lot Features:** SeeRemarks

**View:** Mountains,TreesWoods

**Parcel Number:** 39325

**Heating:** No

**ViewYN:** Yes

**Open Parking:** No

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## Amenities & Features

**Utilities:** ElectricityAvailable, NaturalGasAvailable, Propane, SepticAvailable, TrashCollection

**Spa:** No

**Pets Allowed:** No

**Lot Features:** SeeRemarks

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Association Fee:** \$1,680

**Tax Year:** 2024

**Tax Annual Amount:** \$1,202.34



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# Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:**  
Clubhouse,SeeRemarks,TrailsPaths

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

**Exclusions:** No

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# Listing Information Courtesy of:

**Agent Name:** Anne Marie Ohly

**List Office Name:** Omni Real Estate

