



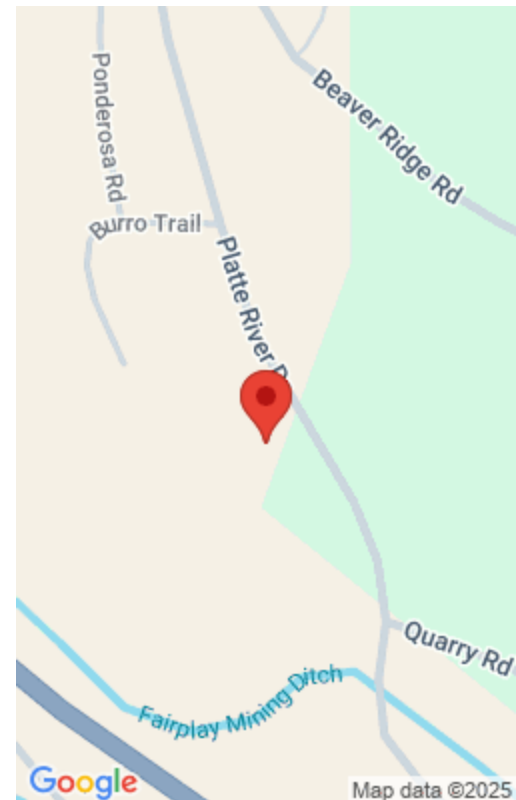
**\$250,000**

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

<https://www.breckmtn.com>

Premier lot in the newly offered Peak View Subdivision, minutes to Fairplay and a short drive to Breckenridge. This richly treed, gently rolling lot commands sprawling mountain and valley views. Not in an HOA, power and natural gas are along the road and each lot has water rights. All lots in the subdivision are at...

- 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> 220413.6, 5.06 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT         |
| <b>MLS ID:</b> S1056001       | <b>Lot Size Acres:</b> 5.06 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><br>NearSkiArea,NearPublicTransit,ManyTrees,Secluded,SeeRemarks |
| <b>Sewer:</b><br>SepticNeeded                              | <b>View:</b> Meadow,Mountains,TreesWoods  |
| <b>Subdivision Name:</b><br>PEAK VIEW MINOR<br>SUBDIVISION | <b>Parcel Number:</b> 48988   |
| <b>Waterfront:</b> No                                      | <b>Heating:</b> No  |
| <b>Land Lease:</b> No                                      | <b>ViewYN:</b> Yes  |
| <b>Lot Size Area:</b> 5.06 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, Secluded, 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:** \$642.50

**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

