



## 486 VALLEY OF THE SUN DR, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

This lot is situated in one of the most coveted locations in Park County. Just a short 45 minutes to Breckenridge, it is the go to for the avid skier without the high Summit County price tag. Covered in mature Pine and Aspen you will have almost an acre of privacy and stunning Fall color....

**\$65,000**

- 0 baths
- UnimprovedLand
- Land
- Active



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## Basics

<b>Type:</b> UnimprovedLand	<b>Status:</b> Active
<b>Category:</b> Land	<b>Bathrooms:</b> 0 baths
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1056452
<b>Lot Size Acres:</b> 0.92 acres	<b>Date Added:</b> 2025-03-01

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## Building Details

<b>Water Source:</b> Well	<b>Sewer:</b> SepticNeeded
<b>View:</b> Mountains	<b>Subdivision Name:</b> VALLEY OF THE SUN
<b>Parcel Number:</b> 7921	<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, Propane, 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> ManyTrees, Sloped, 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:** \$1,135.48

**Tax Year:** 2024

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## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

**List Office Name:** Jefferson Real Estate, Inc.

