



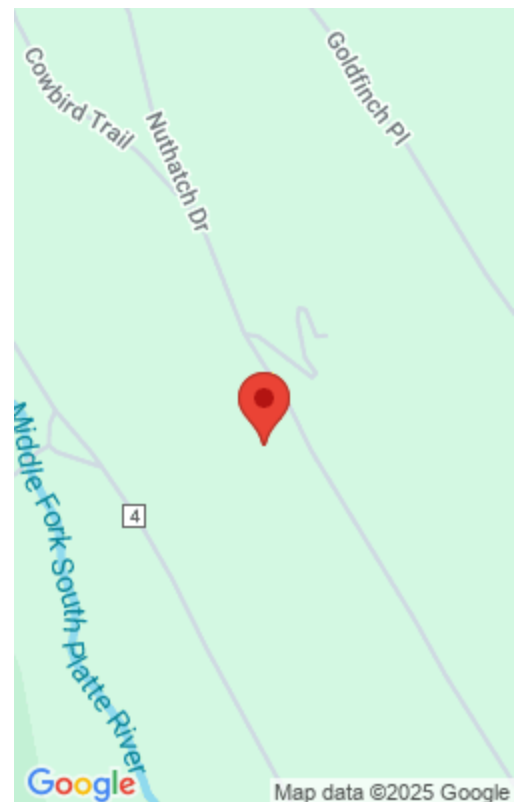
## 553 NUTHATCH DR, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Introducing a rare gem for those ready to break ground without the usual planning hurdles—an incredible vacant lot already prepped for building. Located in beautiful Placer Valley, Alma, just 25 minutes from the prestigious Breckenridge Ski Resort, this project is meticulously designed by the renowned architecture firm from Boulder, Arch11. With fantastic views of two...

**\$249,000**

- 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> 32234.4, 0.74 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT        |
| <b>MLS ID:</b> S1058128       | <b>Lot Size Acres:</b> 0.74 acres           |
| <b>Date Added:</b> 2025-05-22 | <b>Days On Market:</b> 1                    |

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# Building Details

|   |   |
|---|---|
| <b>Water Source:</b><br>Private,Well      | <b>Lot Features:</b> CityLot,Meadow,ManyTrees   |
| <b>Sewer:</b><br>SepticNeeded,SeeRemarks  | <b>View:</b><br>Meadow,Mountains,River,SouthernExposure,CreekStream,Valley,TreesWoods |
| <b>Subdivision Name:</b><br>PLACER VALLEY | <b>Parcel Number:</b> 13364   |
| <b>Waterfront:</b> No                     | <b>Heating:</b> No  |
| <b>Land Lease:</b> No                     | <b>ViewYN:</b> Yes  |
| <b>Lot Size Area:</b> 0.74 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> CityLot, Meadow, ManyTrees  |                          |

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# Nearby Schools

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|--|---------------------------------------|
| <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:** \$1,478.26

**Tax Year:** 2023

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## Miscellaneous

**Community Features:**  
SeeRemarks,TrailsPaths

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

**Exclusions:** Yes

**Attribution Contact:** [aleks@brecklifegroup.com](mailto:aleks@brecklifegroup.com)

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## Listing Information Courtesy of:

**Agent Name:** Aleks Matthews

**List Office Name:** Real Broker - Breck Life Group

