



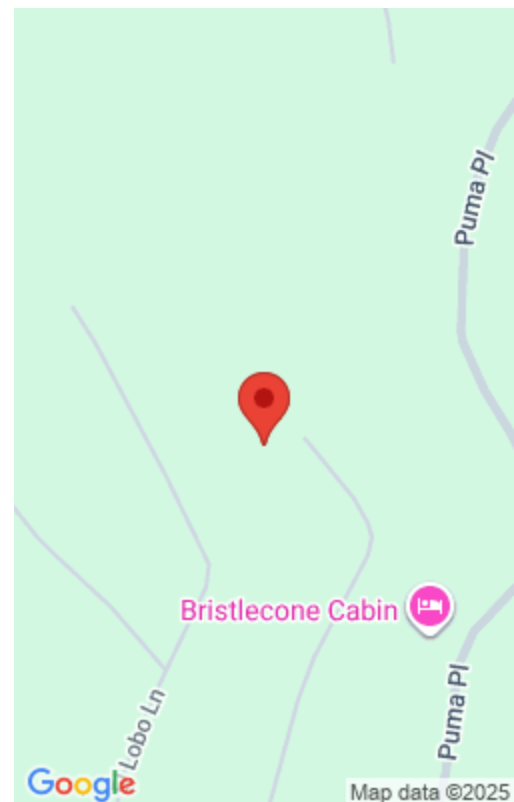
## 600 PORCUPINE RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

This beautifully treed lot is the ideal destination for the avid skier and outdoorsman. Located in Valley of the Sun, it is a short 45 minutes from the Breckenridge Ski Resort right over Hoosier Pass. You will be so close to World Class skiing without the high price tag. Situated right at the end of...

**\$64,000**

- 0 baths
- UnimprovedLand
- Land
- Active



—

## Basics

|                               |   |
|-------------------------------|---|
| <b>Type:</b> UnimprovedLand   | <b>Status:</b> Active                       |
| <b>Category:</b> Land         | <b>Lot size, sq ft:</b> 45302.4, 1.04 sq ft |
| <b>Bathrooms:</b> 0 baths     | <b>OriginatingSystemName:</b> SUMMIT        |
| <b>MLS ID:</b> S1055301       | <b>Lot Size Acres:</b> 1.04 acres           |
| <b>Date Added:</b> 2024-11-12 | <b>Days On Market:</b> 230                  |

—

## Building Details

|  |   |
|--|---|
| <b>Water Source:</b> Well                  | <b>Lot Features:</b> ManyTrees,SeeRemarks |
| <b>Sewer:</b> SepticNeeded                 | <b>View:</b> Mountains                    |
| <b>Subdivision Name:</b> VALLEY OF THE SUN | <b>Parcel Number:</b> 10759               |
| <b>Waterfront:</b> No                      | <b>Heating:</b> No                        |
| <b>Land Lease:</b> No                      | <b>ViewYN:</b> Yes                        |
| <b>Lot Size Area:</b> 1.04 sq ft           | <b>Open Parking:</b> No                   |

—

## Amenities & Features

|   |                          |
|---|--------------------------|
| <b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, 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, SeeRemarks  |                          |

—

## Nearby Schools

|  |                                       |
|--|---------------------------------------|
| <b>Middle Or Junior School:</b> South Park | <b>Elementary School:</b> Edith Teter |
| <b>High School:</b> South Park             |                                       |





## Expenses, Fees & Taxes

**Tax Annual Amount:** \$987.06

**Tax Year:** 2024



## Miscellaneous

**Community Features:** SeeRemarks

**Current Use:** SeeRemarks,Vacant

**Exclusions:** No



## Listing Information Courtesy of:

**Agent Name:** JoAnn MacDougall

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

