



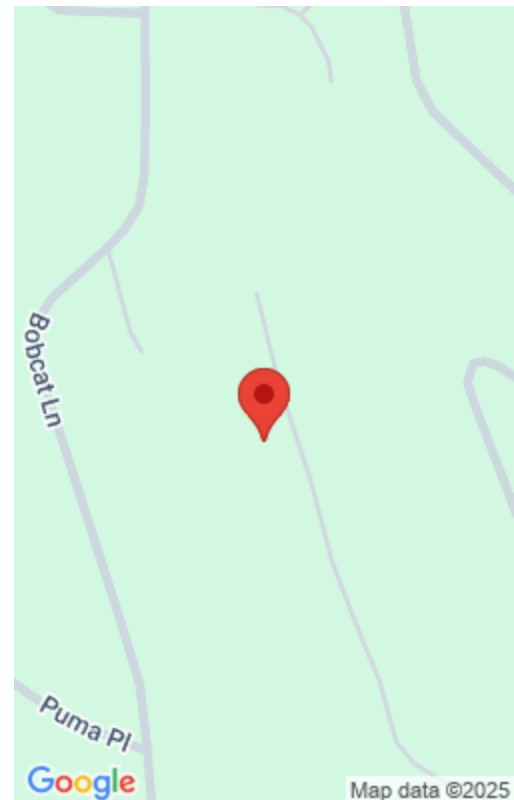
676 DRY GULCH RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

AMAZING PRICE FOR A 2+ ACRE LOT IN VALLEY OF THE SUN! This gorgeous parcel is the perfect blend of location, topography and build-a-bility! With numerous sites for your future mountain retreat, the mountain vistas will open up with selective clearing. Just 1.5 hours from Denver and only 15 minutes from Alma or Fairplay but...

\$89,000

- 0 baths
- UnimprovedLand
- Land
- Active



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Basics

Type: UnimprovedLand	Status: Active
Category: Land	Lot size, sq ft: 88426.8, 2.03 sq ft
Bathrooms: 0 baths	OriginatingSystemName: SUMMIT
MLS ID: S1059445	Lot Size Acres: 2.03 acres
Date Added: 2025-06-03	

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Building Details

Water Source: Well	Lot Features: CulDeSac,ManyTrees,Secluded,Sloped,SeeRemarks
Sewer: SepticNeeded	View: Mountains,TreesWoods
Subdivision Name: VALLEY OF THE SUN	Parcel Number: 38446
Waterfront: No	Heating: No
Land Lease: No	ViewYN: Yes
Lot Size Area: 2.03 sq ft	Open Parking: No

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Amenities & Features

Utilities: ElectricityAvailable, Propane, SeeRemarks, TrashCollection	Fireplace: No
Spa: No	CoolingYN: No
Pets Allowed: No	PoolPrivateYN: No
Lot Features: CulDeSac, ManyTrees, Secluded, Sloped, SeeRemarks	

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Nearby Schools

Middle Or Junior School: South Park	Elementary School: Edith Teter
High School: South Park	





Expenses, Fees & Taxes

Association Fee: \$67

Tax Annual Amount: \$1,633

Tax Year: 2025



Miscellaneous

Association Fee Frequency: Annually

Community Features: TrailsPaths

Current Use: LiveWork,Residential,SingleFamily,Vacant

Exclusions: No

Attribution Contact: (970) 389-3876



Listing Information Courtesy of:

Agent Name: Lisa Kunst

List Office Name: Caniglia Real Estate Group,LLC

