



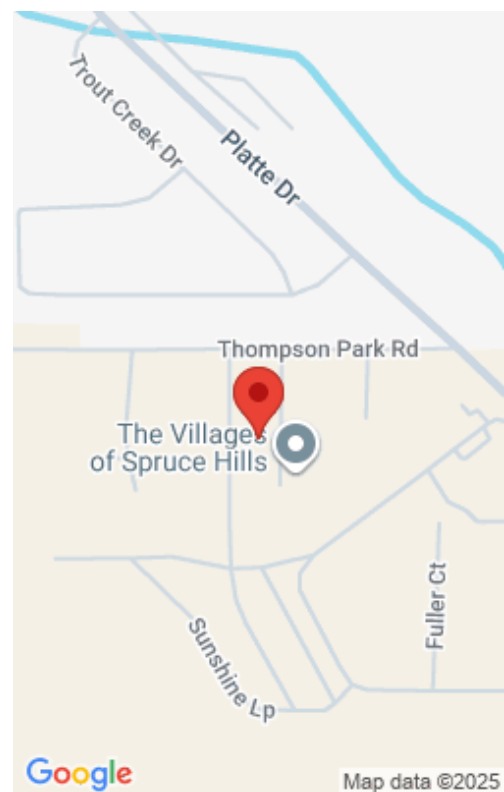
**\$545,000**

## **68 SUN ROCK RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Welcome to mountain living in the heart of Park County! Presenting the Lincoln Model Home—a single-story retreat boasting 3 bedrooms, 2 bathrooms, and 1,159 square feet of meticulously crafted living space. Modern finishes adorn every corner, creating a contemporary haven within the serene mountain landscape. Step inside, and you'll discover a thoughtfully designed home that...

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1159, 1159 sq ft



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# Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 1159, 1159 sq ft
<b>Lot size, sq ft:</b> 6046.13, 0.1388 sq ft	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Total rooms:</b> 7	<b>Floors:</b> One floors
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1055705
<b>Year built:</b> 2023	<b>Lot Size Acres:</b> 0.1388 acres
<b>Date Added:</b> 2025-01-05	<b>Days On Market:</b> 268

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# Building Details

<b>Water Source:</b> CommunityCoop,Private,Well	<b>Lot Features:</b> CityLot,SeeRemarks
<b>Sewer:</b> Connected	<b>Construction Materials:</b> WoodFrame
<b>Garage Spaces:</b> 1	<b>Property Condition:</b> NewConstruction
<b>Levels:</b> One	<b>View:</b> Meadow,Mountains
<b>Subdivision Name:</b> SPRUCE HILL	<b>Virtual Tour URL Branded:</b> <a href="https://homes.livsothebysrealty.com/68sunrockdrive">https://homes.livsothebysrealty.com/68sunrockdrive</a>
<b>Floor covering:</b> Carpet, LuxuryVinyl, LuxuryVinylTile	<b>Exterior material:</b> WoodFrame
<b>Architectural Style:</b> Dishwasher, ElectricRange, Disposal, MicrowaveHoodFan, Microwave, Refrigerator	<b>Roof:</b> Asphalt
<b>Parcel Number:</b> 44713	<b>Living Area:</b> 1159 sq ft
<b>Waterfront:</b> No	<b>Heating:</b> Yes
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 0.1388 sq ft	<b>Bathrooms Full:</b> 1
<b>Open Parking:</b> No	

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# Amenities & Features



<b>Parking Features:</b> Attached,Garage, Attached,Garage	<b>Utilities:</b> ElectricityAvailable, SewerConnected
<b>Exterior Features:</b> Barbecue	<b>Furnished:</b> Unfurnished
<b>Heating:</b> Electric,Radiant	<b>Features:</b> CeilingFans, KitchenIsland, PrimarySuite, QuartzCounters, SeeRemarks, UtilityRoom
<b>Interior Features:</b> CeilingFans, KitchenIsland, PrimarySuite, QuartzCounters, SeeRemarks, UtilityRoom	<b>Laundry Features:</b> WasherHookup
<b>Fireplace:</b> No	<b>Spa:</b> No
<b>CoolingYN:</b> No	<b>Pets Allowed:</b> OwnerOnly,PetRestrictions
<b>PoolPrivateYN:</b> No	<b>Lot Features:</b> CityLot, 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

<b>Association Fee:</b> \$1,140	<b>Tax Annual Amount:</b> \$347.52
<b>Tax Year:</b> 2022	

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## Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>Community Features:</b> Clubhouse
<b>Current Use:</b> Vacant	<b>Exclusions:</b> No
<b>Attribution Contact:</b> (970) 453-0550	

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## Listing Information Courtesy of:



**Agent Name:** Scott Lindblom

**List Office Name:** LIV Sotheby's I.R.

