



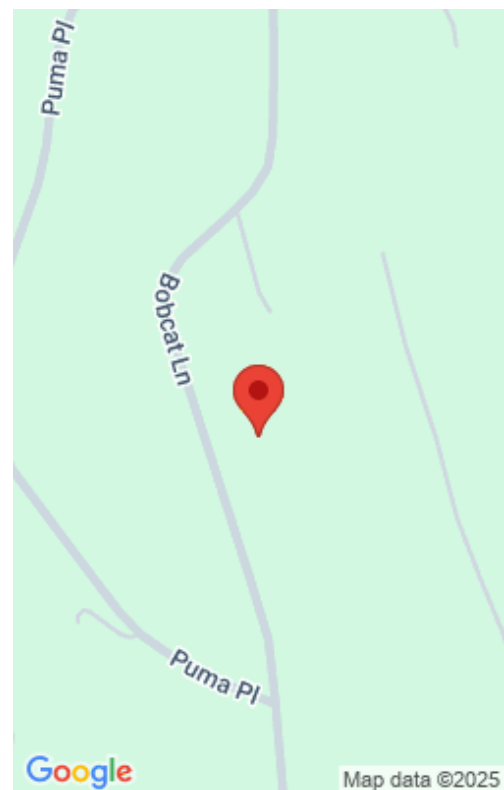
\$728,000

838 BOBCAT LN, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

Mountain Retreat with Expansive Views in Valley of the Sun. Set on a sunny, wooded 1+ acre lot, this lightly used custom home combines privacy, mountain views, and year-round accessibility. Floor-to-ceiling windows and vaulted ceilings flood the living areas with natural light and showcase the surrounding peaks. The home features two separate living spaces, each...

- 2 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1792, 1792 sq ft



Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 1792, 1792 sq ft
Lot size, sq ft: 60112.8, 1.38 sq ft	Bedrooms: 2 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Total rooms: 4	Floors: Two floors
OriginatingSystemName: SUMMIT	MLS ID: S1062403
Year built: 2006	Lot Size Acres: 1.38 acres
Date Added: 2025-09-11	Days On Market: 3

Building Details

Water Source: Private,Well	Basement: None
Architectural Style: Contemporary,Mountain	Lot Features: Meadow,ManyTrees,Secluded,Sloped,SeeRemarks
Sewer: SepticTank	Construction Materials: Cedar,Concrete,WoodSiding,WoodFrame
Garage Spaces: 2	Property Condition: Resale
Levels: Two	View: Meadow,Mountains
Subdivision Name: VALLEY OF THE SUN	Floor covering: Carpet, Tile
Basement: None	Exterior material: Cedar, Concrete, WoodFrame, WoodSiding
Architectural Style: Refrigerator, Dryer, Washer, Range, WasherDryer, Refrigerator, Washer, WasherDryer	Roof: Metal
Parcel Number: 14229	Living Area: 1792 sq ft
Waterfront: No	Heating: Yes
Land Lease: No	ViewYN: Yes
Lot Size Area: 1.38 sq ft	Bathrooms Full: 2
Open Parking: No	



Amenities & Features

Parking Features: Garage, Garage	Patio & Porch Features: Deck
Utilities: SepticAvailable, ElectricityAvailable, NaturalGasAvailable, Propane, SewerConnected, SeeRemarks, TrashCollection, SepticAvailable	Window Features: Skylights
Fireplace Features: Gas,WoodBurningStove	Fireplaces Total: 2
Furnished: Negotiable	Heating: ForcedAir,NaturalGas
Features: CeilingFans, Fireplace, HighCeilings, NotApplicable, OpenFloorplan, SeeRemarks, Skylights, VaultedCeilings, WalkInClosets, WoodBurningStove	Interior Features: Fireplace, CeilingFans, HighCeilings, Fireplace, OpenFloorplan, HighCeilings, SeeRemarks, OpenFloorplan, Skylights, SeeRemarks, VaultedCeilings, Skylights, WalkInClosets, VaultedCeilings, WoodBurningStove, WalkInClosets, WoodBurningStove
Fireplace: Yes	Spa: No
CoolingYN: No	Pets Allowed: Yes
PoolPrivateYN: No	Lot Features: Meadow, Meadow, ManyTrees, ManyTrees, Secluded, Secluded, Sloped, Sloped, SeeRemarks, SeeRemarks

Expenses, Fees & Taxes

Association Fee: \$67	Tax Annual Amount: \$1,873
Tax Year: 2024	

Miscellaneous

Association Fee Frequency: Annually	Community Features: None
Exclusions: No	Attribution Contact: (970) 333-1564

Listing Information Courtesy of:



Agent Name: Marilee Devries

List Office Name: Caniglia Real Estate Group,LLC

