



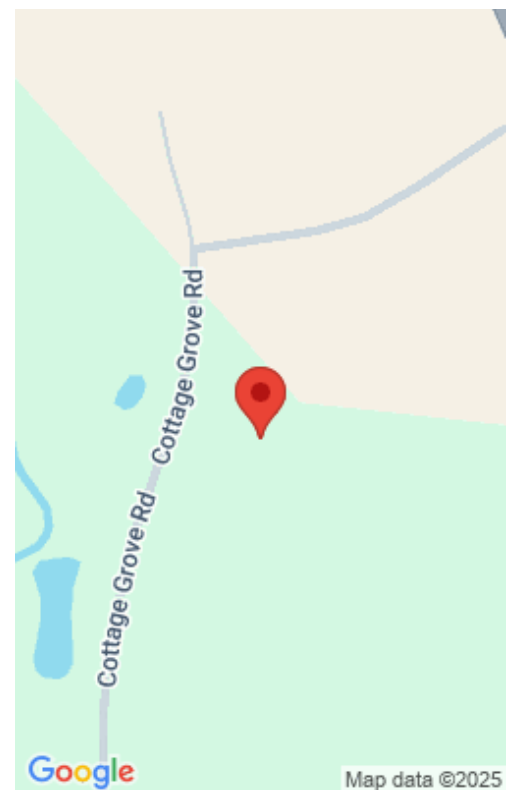
\$1,999,000

700 COTTAGE GROVE RD, FAIRPLAY, CO 80440, USA

<https://www.breckmtn.com>

NEW PRICE for this one-of-a-kind Legacy Property offering with direct access to PRIVATE FISHING along the Middle Fork of the South Platte River right across the road! This home offers the perfect combination of rustic charm and mountain elegance, all within almost 6,000 sq ft of living space! Use this entire 5 bed /6 bath...

- 5 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 5936, 5936 sq ft



Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 5936, 5936 sq ft
Lot size, sq ft: 315374.4, 7.24 sq ft	Bedrooms: 5 beds
Bathrooms: 6 baths	Half baths: 1 half bath
Total rooms: 25	Floors: TwoAndOneHalf,MultiSplit floors
OriginatingSystemName: SUMMIT	MLS ID: S1055702
Year built: 2003	Lot Size Acres: 7.24 acres
Date Added: 2025-01-09	Days On Market: 225

Building Details

Water Source: Private,WaterRights,Well	Basement: Apartment,Full,WalkOutAccess,Finished
Lot Features: SeeRemarks	Sewer: SepticTank
Construction Materials: Frame,Log	Foundation Details: Poured
Garage Spaces: 1	Property Condition: Resale
Levels: TwoAndOneHalf,MultiSplit	View: Meadow,Mountains,River,CreekStream,TreesWoods
Subdivision Name: PLATTE RIVER RANCH ESTATES	Other Structures: CarriageHouse,Other,Sheds
Floor covering: Carpet, Concrete, Tile, Wood	Basement: Apartment, Finished, Full, WalkOutAccess
Exterior material: Frame, Log	Architectural Style: Dryer, Dishwasher, Disposal, GasWaterHeater, Microwave, Range, Refrigerator, SeeRemarks, Washer, WasherDryer
Roof: Metal	Parcel Number: 43646
Living Area: 5936 sq ft	Waterfront: Yes
Heating: Yes	Land Lease: No
ViewYN: Yes	Lot Size Area: 7.24 sq ft
Bathrooms Full: 3	Open Parking: No



Amenities & Features

Parking Features: Attached,Carport,Garage,OffStreet,ParkingPad,SeeRemarks, Attached,Carport,Garage,OffStreet,ParkingPad,SeeRemarks

Waterfront Features: RiverFront

Fireplace Features: Gas,WoodBurningStove

Furnished: Partially

Features: BuiltInFeatures, CeilingFans, EatInKitchen, Fireplace, HighCeilings, HighSpeedInternet, InLawFloorplan, JackAndJillBath, JettedTub, OpenFloorplan, PrimarySuite, QuartzCounters, SeeRemarks, StainlessSteelCounters, TongueAndGrooveCeilings, UtilityRoom, VaultedCeilings, WoodBurningStove

Laundry Features: SeeRemarks

Spa: No

Pets Allowed: Yes

Lot Features: SeeRemarks

Patio & Porch Features: Deck

Utilities: ElectricityAvailable, NaturalGasAvailable, PhoneAvailable, TrashCollection, SepticAvailable

Fireplaces Total: 6

Heating: Baseboard,NaturalGas,RadiantFloor,Radiant,SeeRemarks,WoodStove

Interior Features: BuiltInFeatures, CeilingFans, EatInKitchen, Fireplace, TongueAndGrooveCeilings, HighCeilings, HighSpeedInternet, InLawFloorplan, JackAndJillBath, JettedTub, PrimarySuite, OpenFloorplan, QuartzCounters, SeeRemarks, StainlessSteelCounters, VaultedCeilings, WoodBurningStove, UtilityRoom

Fireplace: Yes

CoolingYN: No

PoolPrivateYN: No

Nearby Schools

Middle Or Junior School: South Park

High School: South Park

Elementary School: Edith Teter

Expenses, Fees & Taxes

Association Fee: \$150

Tax Year: 2024

Tax Annual Amount: \$5,875.78

Miscellaneous

Association Fee Frequency: Annually

Direction Faces: Northwest

Attribution Contact: (303) 870-6446

Community Features: SeeRemarks,Fishing

Exclusions: No,personal property of Sellers



Listing Information Courtesy of:

Agent Name: Amy Caniglia **List Office Name:** Caniglia Real Estate Group,LLC

