



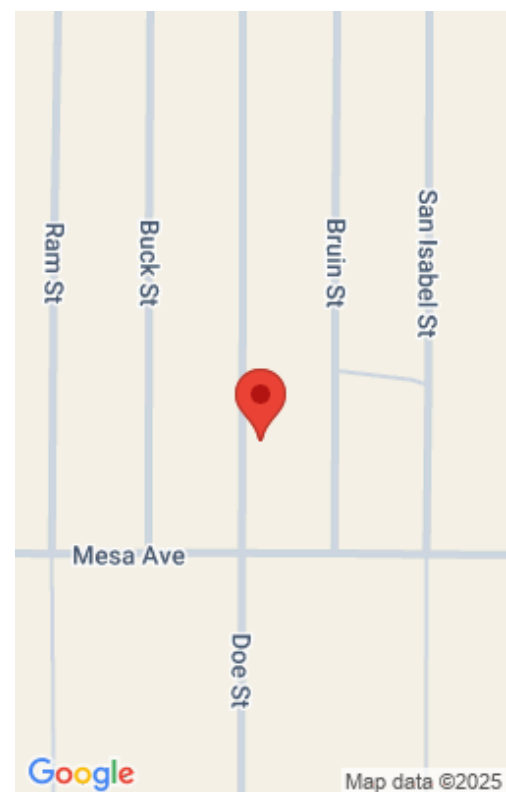
**\$139,000**

## **717 BRUIN ST, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

This is a great rustic fishing cabin, with big views of Sout Park featuring a domestic well. This cabin is in easy striking distance of Spinney and Elevenmile Reservoirs and has great Highway 24 access but is a world away from the hustle and bustle. This 60's cabin will be a delightful spot to explore...

- 1 bed
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 396, 396 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 14810.4, 0.34 sq ft  
**Bathrooms:** 1 bath  
**Total rooms:** 2  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1964  
**Date Added:** 2025-08-13

**Status:** Active  
**Area, sq ft:** 396, 396 sq ft  
**Bedrooms:** 1 bed  
**Half baths:** 0 half baths  
**Floors:** One floors  
**MLS ID:** S1062084  
**Lot Size Acres:** 0.34 acres

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# Building Details

**Water Source:** Private,Well  
**Lot Features:** SeeRemarks  
**Property Condition:** Resale  
**View:** Meadow,Mountains,Valley,Water  
  
**Virtual Tour URL Branded:**  
<https://my.matterport.com/show/?m=JBu8CFiLhwC>  
**Architectural Style:** GasRange, Range, Refrigerator  
  
**Parcel Number:** 13891  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.34 sq ft

**Architectural Style:** Cabin  
**Sewer:** SeeRemarks  
**Levels:** One  
**Subdivision Name:** PIKE SAN ISABEL VILLAGE 0-1.99  
**Floor covering:** Wood  
  
**Roof:**  
Asphalt,Architectural,Shingle  
**Living Area:** 396 sq ft  
**Heating:** No  
**ViewYN:** Yes  
**Open Parking:** No

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# Amenities & Features



**Parking Features:** OffStreet,ParkingPad,  
OffStreet,ParkingPad

**Utilities:** ElectricityAvailable, Propane, SeeRemarks,  
TrashCollection

**Heating:** Propane,None

**Interior Features:** SeeRemarks

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Patio & Porch Features:** Patio

**Furnished:** Partially

**Features:** NotApplicable, SeeRemarks

**Laundry Features:** None

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$53.34

**Tax Year:** 2024

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## Miscellaneous

**Community Features:** None

**Exclusions:** No

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## Listing Information Courtesy of:

**Agent Name:** John Angelico

**List Office Name:** United Country Mtn Brokers

