



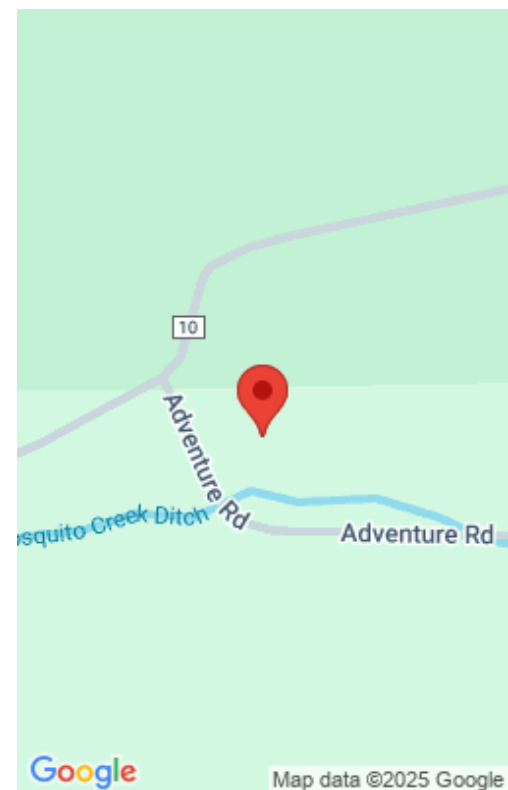
**\$899,000**

## **860 ADVENTURE RD, FAIRPLAY, CO 80440, USA**

<https://www.breckmtn.com>

Adjacent to National Forest, This Mountain Retreat Offers Privacy and Convenience Surrounded by a grove of aspens and evergreens on 2.5 acres, this 3-bedroom, 2-bath home combines the feeling of a true mountain getaway with the practicality of year-round living. The setting is serene and private, with the National Forest just beyond, yet the location...

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1408, 1408 sq ft



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# Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 1408, 1408 sq ft
<b>Lot size, sq ft:</b> 109771.2, 2.52 sq ft	<b>Bedrooms:</b> 3 beds
<b>Bathrooms:</b> 2 baths	<b>Half baths:</b> 0 half baths
<b>Floors:</b> Two,MultiSplit floors	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1062723	<b>Year built:</b> 2005
<b>Lot Size Acres:</b> 2.52 acres	<b>Date Added:</b> 2025-09-30

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## Building Details

<b>Water Source:</b> Well	<b>Lot Features:</b> BordersNationalForest
<b>Sewer:</b> SepticTank	<b>Construction Materials:</b> Stucco,WoodFrame
<b>Foundation Details:</b> Poured	<b>Garage Spaces:</b> 2
<b>Property Condition:</b> Resale	<b>Levels:</b> Two,MultiSplit
<b>View:</b> Meadow,Mountains,TreesWoods	<b>Subdivision Name:</b> ADVENTURE PLACER
<b>Other Structures:</b> Sheds	<b>Virtual Tour URL Branded:</b> <a href="https://www.zillow.com/view-imx/000f336a-25ea-4116-ab9d-475df3966c93?initialViewType=pano">https://www.zillow.com/view-imx/000f336a-25ea-4116-ab9d-475df3966c93?initialViewType=pano</a>
<b>Floor covering:</b> Carpet, Stone, Tile	<b>Exterior material:</b> Stucco, WoodFrame
<b>Architectural Style:</b> Dryer, Dishwasher, Range, Refrigerator, Washer, WasherDryer	<b>Roof:</b> Metal
<b>Parcel Number:</b> 43978	<b>Living Area:</b> 1408 sq ft
<b>Waterfront:</b> No	<b>Heating:</b> Yes
<b>Land Lease:</b> No	<b>ViewYN:</b> Yes
<b>Lot Size Area:</b> 2.52 sq ft	<b>Bathrooms Full:</b> 2
<b>Open Parking:</b> No	

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## Amenities & Features



**Parking Features:** Garage, Garage

**Utilities:** ElectricityAvailable, NaturalGasAvailable, Propane, PhoneAvailable, TrashCollection, SepticAvailable

**Heating:** NaturalGas,Radiant,Solar

**Interior Features:** VaultedCeilings

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** BordersNationalForest

**Patio & Porch Features:** Deck

**Furnished:** Partially

**Features:** NotApplicable, VaultedCeilings

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$3,568.74

**Tax Year:** 2024

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## Miscellaneous

**Community Features:** TrailsPaths

**Exclusions:** No

**Attribution Contact:** huggins@colorado.net

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## Listing Information Courtesy of:

**Agent Name:** Laurie Huggins

**List Office Name:** Breckenridge Associates R.E.

