

\$265,000 - 2216 Valley Of The Sun Drive, Fairplay

MLS® #2516364 RE COLORADO Listing Office: Caniglia Real Estate Group Llc

\$265,000

0 Bedroom, 0.00 Bathroom,
Land on 7 Acres

Valley of the Sun, Fairplay, CO

PRIME LOCATION! This 7+ ACRE forested property is the **IDEAL SPOT** for your mountain dream cabin! Just 20 miles from Breckenridge and 5 from Alma & Fairplay. You'll be close enough to the action and still have your happy place in the woods to return to each day! The lot is perched slightly above the road and then quickly flattens out, allowing for **PRIVACY, MOUNTAIN VIEWS & A FAVORABLE BUILDING SITE!** Create your own trails through your trees, or enjoy the Pika and Pennsylvania Mountain Trails that are just a couple of miles up the road! Fish in nearby Trout streams, rivers and reservoirs! Cross Country ski in Pike National Forest or hit the slopes at Breck, Keystone, A Basin & more! County maintained roads = year round access. Natural gas and electricity are in the road for you to tap in to. **NO HOA! NO COVENANTS!** Plenty of space & just enough gentle slope so you can tuck your mtn cabin into the woods yet still have great mountain views! Centrally located in the state, but it feels like a world away once you are here! **AND... for those of you looking for EVEN MORE....** the house on 11.11 acres directly across the street is listed for sale for \$1,350,000! 2299 Valley of the Sun Drive, S1050874. Bring your friends, bring your family, bring your own new neighbors... make an offer on both properties! **MUST SEE!**



RE COLORADO

Listing Courtesy of Caniglia Real Estate Group Llc

Essential Information

MLS® #	2516364
Price	\$265,000
Bathrooms	0.00
Acres	7.28
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2216 Valley Of The Sun Drive
Subdivision	Valley of the Sun
City	Fairplay
County	Park
State	CO
Zip Code	80440

Amenities

Utilities	Electricity To Lot Line, Natural Gas Available, Phone Available, Propane
View	Mountain(s)

Exterior

Lot Description	Many Trees
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School Information

District	Park County RE-2
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Additional Information

Date Listed	May 30th, 2024
Zoning	Residential

RECOLORADO®

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