

# \$1,096,775 - 1225 High Creek Road, Fairplay

MLS® #6739869 Listing Office: Slifer Smith & Frampton - Summit County

**\$1,096,775**

4 Bedroom, 3.00 Bathroom, 2,760 sqft  
Residential on 2 Acres

Warm Springs, Fairplay, CO

This beautiful craftsman's residence in the Warm Springs neighborhood is sited on the back of 2-acres with aspen and pine and has direct access to the Pike National Forest. You will be captivated by the landscape with views of the Mosquito Mountain Range and the abundant wildlife out on the ranch. Perfect for entertaining, the great room and kitchen have tongue and groove vaulted ceilings drenched with natural light from the tall picture windows. Feel the warmth of the high-efficient Valcourt wood burning fireplace and baseboard radiant heat. Gather in the kitchen with wood topped center island, farmhouse apron stainless single basin sink, distressed wood panel cabinets, and stainless KitchenAid appliances, a 5-burner gas range and wine chiller. Escape to the main level primary suite with a walk-in California Closet and private shower. The bunk room includes 2 sets of log bunk beds and attic space that can be used for additional storage or a future loft. A bright 3rd guest room and a shared full bath. The bedrooms have 9' ceilings, vertical grain doors, hardwood flooring and rough-cut trim. The lower level has a spa-like bathroom featuring a soothing steam shower, elegant vertical tile and glass doors. The second living room space has a Vermont Castings gas stove. A large 4th guest room has a barndoor closure and a large lockable closet. The exterior thick cut siding is treated by a technique called Shou Sugi Ban which chars the outer surface, that gives the wood a unique appearance and



enhances the beauty while providing additional protective qualities. The oversized garage has plentiful storage for all your toys/gear and hobbies. Enjoy the outdoor BBQ/lounge space with a gas-firepit. Warm Springs has a gated entry, stocked fishing ponds, clubhouse, pickleball/tennis court, hiking trails and water supply with fire hydrants throughout the neighborhood with the Forest Service performing mitigation adjacent to the community. Offered mostly furnished.

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**Listing Courtesy of Slifer Smith & Frampton - Summit County**

Built in 2017

**Essential Information**

MLS® #	6739869
Price	\$1,096,775
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,760
Acres	2.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Mountain Contemporary
Status	Active

**Community Information**

Address	1225 High Creek Road
Subdivision	Warm Springs
City	Fairplay
County	Park
State	CO
Zip Code	80440

**Amenities**

Amenities	Clubhouse, Pond Seasonal, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Oversized
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, High Ceilings, Kitchen Island, Primary Suite, T&G Ceilings, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer, Wine Cooler
Heating	Natural Gas, Radiant, Radiant Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Stories	Two

## Exterior

Exterior Features	Fire Pit
Lot Description	Borders National Forest, Sloped
Windows	Bay Window(s)
Roof	Other

## School Information

District	Park County RE-2
Elementary	Edith Teter
Middle	South Park
High	South Park

## Additional Information

Date Listed	February 4th, 2025
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