

**Cross Property 360 Property View**

21980 U.S. Highway 285 Unit #31, FAIRPLAY, CO 80440

Listing

**Residential Agent Detail Display**

**General Property Information**

**MLS#: S1012937    Status: Active    Sub-Type: Mobile Home**

<b>List Price:</b>	<b>\$65,000</b>	<b>Sold Price:</b>	<b>Bldg #:</b>
<b>List Price/SqFt:</b>	<b>\$69.89</b>	<b>Sold Price/SqFt:</b>	<b>Unit #:</b> <b>31</b>
		<b>Sold Date:</b>	<b>Unit Entry Level:</b> <b>1</b>
<b>Address:</b>	<b>21980 U.S. HIGHWAY 285 #31</b>		<b># Levels in Unit:</b> <b>1</b>
	<b>FAIRPLAY, CO 80440</b>		<b># of Units:</b> <b>1</b>
<b>Subd/Complex:</b>	<b>FAIRPLAY MOBILE HOME PARK</b>		<b>Total Bldg Level:</b> <b>1</b>
<b>County:</b>	<b>Park</b>		<b>Deed Restricted:</b> <b>No</b>
<b>Bedrooms:</b> <b>2</b>	<b>Total Baths:</b> <b>2.0</b>	<b>Full Baths:</b> <b>2</b>	<b>3/4 Baths:</b> <b>0</b>
		<b>1/2 Baths:</b> <b>0</b>	
<b>Apx SF Living Area:</b> <b>930</b>	<b>Furnished:</b>	<b>Unfurnished</b>	
<b>Sq. Ft Source:</b> <b>Builder</b>	<b>Lockoff:</b>	<b>No</b>	
<b>Year Built:</b> <b>2018</b>	<b>Adj Year Built:</b>	<b>Pets Allowed:</b>	<b>Owners Only</b>
<b>Loft Incl Bdrm Count:</b>	<b>Loft:</b>	<b>Branded Tour:</b>	
<b>Add'l Rooms:</b> <b>Kitchen / Family Room Combo</b>		<b>Unbranded Tour:</b>	
		<b>Branded Video:</b>	
		<b>Non Branded Video:</b>	



**Recent:** 02/22/2020 : Back On Market : P->A  
**Remarks:** Elegant, Affordable, Mountain manufactured homes with large separated bedrooms for optimal privacy while maintaining nice, open common areas with extra kitchen cabinetry for lots of storage. Upgraded finishes throughout include flooring, solid wood cabinetry, windows, doors, LED lighting, dual master bathroom sinks, smart programmable thermostats and USB charging outlets! Brand new kitchen appliances included and laundry hookups installed. See Broker for additional upgrade options.

**Interior - Exterior**

<b>Total Avg. Mo. Util.:</b>	<b>Water Monthly:</b> \$0	<b>Avg. Gas Monthly:</b> \$0	<b>Avg. Elec. Monthly:</b> \$0	<b>Sewer Monthly:</b> \$0
<b>Water Heating:</b>	<b>Electric</b>	<b>Wtr Htr Gallons:</b>	<b>Heating:</b> <b>Electric, Forced Air</b>	<b>Energy Rating:</b> None
<b>Appliances:</b>	<b>Dishwasher, Disposal, Microwave / Hood Combo, Range Gas, Refrigerator</b>			
<b>Interior Amenities:</b>	<b>Deck, Ground Floor Master, Patio, GrndFlrUnit</b>			
<b>Floor Coverings:</b>	<b>See Remarks, Vinyl</b>			
<b>Roof:</b>	<b>See Remarks</b>			
<b>Construction:</b>	<b>Ranch/One-Story</b>		<b>Laundry:</b> Hookups Only	<b>Gar/Parking:</b> 2 Car Assigned

**HOA, Tax and Fee(s) Information**

<b>Annual Taxes:</b> \$0.00	<b>Tax Year:</b> 2019	<b>Transfer Tax:</b> 0%	<b>Resort/Nbrhd Fee:</b> \$0.00
<b>Assessments:</b> None Known	<b>VAFHA:</b>	<b>Right of Ref/#Days:</b> No	<b>Bank:</b>
<b>Assoc. Fee:</b> \$750.00 / Mo.			

**Assoc. Fee Incl.:** Common Area Maintenance, Management, Snow Removal, Trash Pickup, Water / Sewer

**Subdivision/Community Information**

**Location:** Bus Route, In Town  
**Common Facilities:** Front Desk, On Site Management, BBQArea, OnBusLine  
**Public Amenities:** Hiking / Pedestrian Trails

**Land & Site Information**

<b>Schedule #:</b> *	<b>Area:</b> Park County	<b>Accessibility:</b> All Year	<b>Access # of Mo.:</b> 12
<b>Lot #:</b> 31	<b>Water Src:</b> Community Well	<b>Apx Lot SqFt:</b>	<b>Apx Lot Acreage:</b> 0.00
<b>Block #:</b> *	<b>Lot SqFt Sce:</b> Seller	<b>Parcel #:</b>	<b>Zoning:</b> Mobile Home
<b>Filing #:</b> *	<b>Legal Parcel:</b> No	<b>Ground Lease:</b> No	<b>Lot Ownership:</b> Rent
<b>Staked:</b> No	<b>Pinned:</b> No	<b>Sewer/Septic:</b> Connected to Sewer	
<b>Lot Rent:</b> 750.0000	<b>Exist Structure:</b> New Construction		

**Available Utils:** Electricity, Gas, Phone, Propane, Satellite  
**Docs on File:** None  
**View:** Creek / River, Meadow, Mountains

**Realtor - Management Information**

<b>Listing Office:</b> Coldwell Banker Distinctive Pr	<b>Office Phone:</b> (970) 476-2113	<b>Office Fax:</b>
<b>Office Address:</b> 19 Lund Way, Silverthorne CO 80498		
<b>Listing Agent:</b> Bret Muller	<b>Cell/Pager:</b> (970) 389-5251	<b>Res Fax:</b>
<b>Email:</b> yourbrokerbret@gmail.com		<b>Listing Buyer Excl.:</b> No
		<b>Buyer Broker %:</b> 2.00
		<b>Trans Broker %:</b> 2.00
		<b>Variable Rate Com:</b> No
		<b>Other Com Rate:</b> No

**Subj to Rent Contract:** No  
**Management Co.:**

<b>Address:</b>	<b>Occupant Type:</b> Vacant	<b>Rentals Allowed:</b>
<b>HOA Website:</b>		<b>List Date:</b> 04/19/2019
<b>HOA Username:</b>		<b>DOM:</b> 183
		<b>CDOM:</b> 183

<b>Possession:</b> Subject to Lease	<b>Will Consider Trade:</b> No	<b>Shared Int. for Sale:</b> 0
<b>Showing Instructions:</b> Appointment Only, Call Broker - Key, Drive By, List Agent Must Accompany	<b>CTMe Name:</b>	<b>Realtor Sign:</b> Yes

**Driving Directions:** Drive south out of Breckenridge on highway 9 over Hoosier Pass, to Fairplay. Continue through Fairplay to junction Highway 285, right on 285. Cross river, proceed uphill, take first left

**REALTOR Remarks:** \$750/month lot fee includes water, sewer, trash, snow removal, road and common area maintenance. Property manager on-site for common repairs. Roof material is high quality composite shingle Each home is on its own 250 gallon Lp gas tank (first fill negotiable). No annual taxes, only taxed upon initial purchase. Home manufacturer offered CASH Lending Program.

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