

**Cross Property 360 Property View**

21980 U.S. Highway 285 Unit #32, FAIRPLAY, CO 80440

Listing

**Residential Agent Detail Display**

General Property Information

**MLS#: S1017557    Status: Active    Sub-Type: Mobile Home**

<b>List Price:</b>	<b>\$75,500</b>	<b>Sold Price:</b>	<b>Bldg #:</b>
<b>List Price/SqFt:</b>	<b>\$64.09</b>	<b>Sold Price/SqFt:</b>	<b>Unit #:</b> 32
		<b>Sold Date:</b>	<b>Unit Entry Level:</b> 1
<b>Address:</b>	<b>21980 U.S. HIGHWAY 285 #32 FAIRPLAY, CO 80440</b>		<b># Levels in Unit:</b> 1
<b>Subd/Complex:</b>	<b>FAIRPLAY MOBILE HOME PARK</b>		<b># of Units:</b> 1
<b>County:</b>	<b>Park</b>		<b>Total Bldg Level:</b> 1
			<b>Deed Restricted:</b> No
<b>Bedrooms:</b> 3	<b>Total Baths:</b> 2.0	<b>Full Baths:</b> 2	<b>3/4 Baths:</b> 0
		<b>1/2 Baths:</b> 0	
<b>Apx SF Living Area:</b> 1,178	<b>Furnished:</b>	<b>Unfurnished</b>	
<b>Sq. Ft Source:</b> Builder	<b>Lockoff:</b>	<b>No</b>	
<b>Year Built:</b> 2019	<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>Unbranded Tour:</b>
<b>Add'l Rooms:</b> Breakfast Nook, Kitchen / Family Room Combo		<b>Branded Video:</b>	<b>Non Branded Video:</b>



**Recent:** 02/22/2020 : NEW  
**Remarks:** FINANCING PROGRAM AVAILABLE THROUGH 21ST MORTGAGE. Short term rentals permitted! Employee Housing opportunity. Beautifully manufactured home with arched walk-ways and custom build-outs. In the new Village at Grandview. Upgraded finishes throughout include, cabinetry, windows, crown molding, recessed LED lighting, smart programmable thermostats, and a separated master suite. Brand new kitchen appliances included with laundry hookups installed. Own a home near Breckenridge today for under \$80,000.

Interior - Exterior

<b>Total Avg. Mo. Util.:</b>	<b>\$305</b>	<b>Water Monthly:</b> \$60	<b>Avg. Gas Monthly:</b> \$50	<b>Avg. Elec. Monthly:</b> \$130	<b>Sewer Monthly:</b> \$65
<b>Water Heating:</b>	<b>Propane Wtr Htr Gallons:</b>		<b>Heating:</b>	<b>Electric, Forced Air</b>	
<b>Appliances:</b>	<b>Dishwasher, Disposal, Microwave / Hood Combo, Range Gas, Refrigerator</b>				
<b>Interior Amenities:</b>	<b>Deck, Ground Floor Master, Patio, Satellite Dish, Skylight, GrndFlrUnit</b>				
<b>Floor Coverings:</b>	<b>See Remarks, Vinyl, Wall/Wall Carpet</b>				
<b>Roof:</b>	<b>See Remarks, Shake</b>		<b>Laundry:</b>	<b>Hookups Only</b>	
<b>Construction:</b>	<b>Ranch/One-Story</b>		<b>Gar/Parking:</b>	<b>2 Car Assigned, Surface</b>	

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> \$0.00 / Mo.	<b>Assoc. Fee Incl.:</b> 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, 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> 32	<b>Water Src:</b> Community Well	<b>Apx Lot SqFt:</b>	<b>Apx Lot Acreage:</b> 0.00
<b>Block #:</b> *	<b>Lot SqFt Sze:</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> 590.0000	<b>Exist Structure:</b> New Construction		
<b>Available Utills:</b> Electricity, Gas, Phone, Propane, Satellite, Snow Removal, Trash Pickup			
<b>Docs on File:</b> None			
<b>View:</b> 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> <a href="mailto:yourbrokerbret@gmail.com">yourbrokerbret@gmail.com</a>		<b>Listing Buyer Exclus.:</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
	<b>Other Com Desc.:</b>	
	<b>CTMe Name:</b>	
	<b>Phone:</b>	
	<b>Occupant Type:</b> Vacant	<b>Rentals Allowed:</b>

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

<b>Address:</b>	<b>HOA Website:</b>	<b>HOA Username:</b>	<b>HOA Password:</b>	<b>List Date:</b> 02/22/2020
<b>Possession:</b> Subject to Lease	<b>Will Consider Trade:</b> No	<b>Shared Int. for Sale:</b> 0	<b>Realtor Sign:</b> Yes	<b>DOM:</b> 4
<b>Showing Instructions:</b> Appointment Only, Call Broker - Lockbox, Drive By, List Agent Must Accompany		<b>CDOM:</b> 4		
<b>Driving Directions:</b> Head south on Highway 9 out of Breckenridge over Hoosier Pass, to Fairplay. Continue through Fairplay to junction Highway 285, turn right. Go over river, uphill, take first left at top of hill.				

**REALTOR Remarks:** C.A.S.H. Lending Program through 21st Mortgage. That's right, LENDING AVAILABLE!!! \$750/month total 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 shingles with wind rating up to 136mph. Each home is on its own 250 gallon propane tank (first fill negotiable).

