

LAND FOR SALE

REDHILL FOREST LOT #464

3327 REDHILL ROAD, FAIRPLAY, CO 80440

TREVEY

COMMERCIAL



PROPERTY FEATURES

- 3.00 AC Lot with Driveway & Camper RV Pad in Place with Deck - **Onsite Camper Negotiable**
- Breathtaking 180° Views of Reinecker Ridge & Boreas Pass
- Exceptional Privacy with Expansive Mountain Views and Scenic Open Space
- HOA Benefits Include Private Hunting Access in GMU 50, Deeded Trout Fishing Access & Private Trails
- Seasonal Camping Allowed (*May–October*) with Community Water Fill-Up & RV Dump Station
- Community Well Available (*Not Yet Tapped*) with Neighborhood Fire Hydrants for Potential Insurance Savings
- Quick Access to Boreas Pass Recreation and World-Class Skiing in Breckenridge
- Conveniently Located ~1 Hour from C-470 and the Denver Metro Area

PROPERTY DETAILS

AVAILABLE	3.00 AC
SALE PRICE	\$75,000.00
TAXES	\$1,181.04 (2025)
HOA	\$104 / Month
ZONING	Residential
ACCESS	Approx. 1 Hour from C-470 & Metro Denver
UTILITIES	CORE / Propane
WATER / SAN	Community Well / Septic
CITY / COUNTY	Fairplay / Park

REGIONAL AERIAL

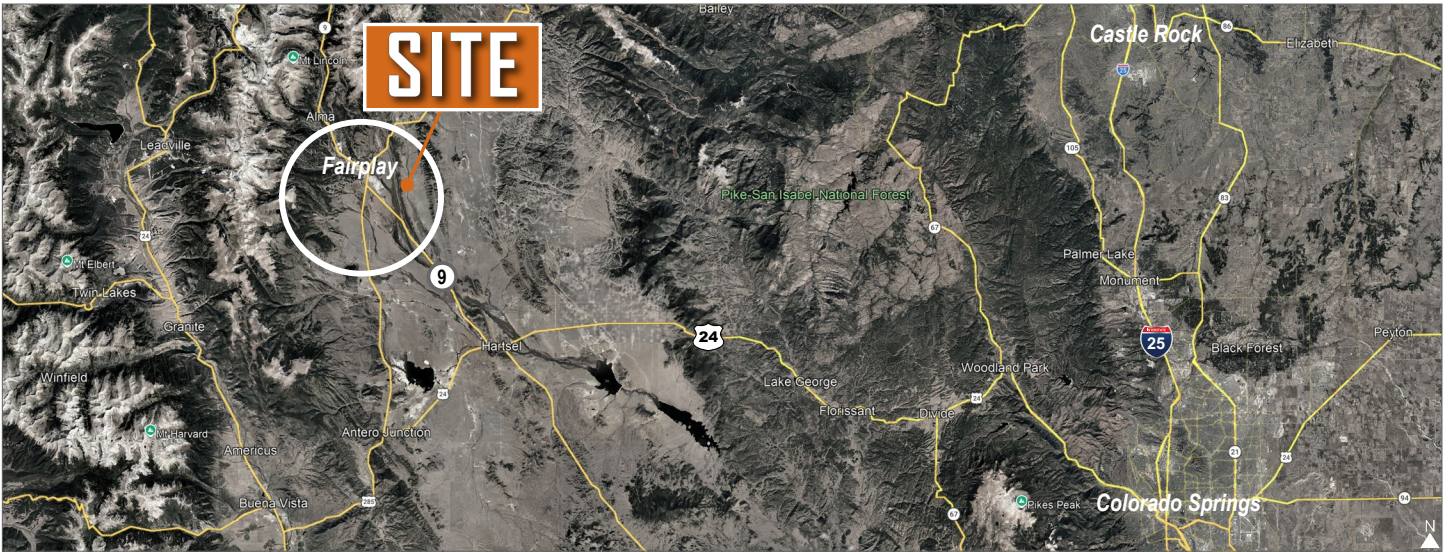


PHOTO GALLERY

