

\$729,000 - 1207 Guymard Road, Fairplay

MLS® #S1050516

\$729,000

2 Bedroom, 2.00 Bathroom, 2,484 sqft

Residential on 5.00 Acres

SUN MOUNTAIN, Fairplay, CO

Welcome to 1207 Guymard Rd, a stunning modern cabin in the Valley of the Sun community in beautiful Fairplay, Colorado. This custom built cabin was completed in 2022 and offers all the rare features youâ€™ve been searching for. It includes 5 acres of private land, a modern kitchen, open concept layout, beautiful wall of windows to capture the year round views, a large south facing deck with expansive vista views, location within the lower Valley of the Sun for easy access year round, septic system for up to 4 bedrooms/8 people, EV charging, starlink internet and so much more!

This gorgeous custom-built cabin offers 1,420 finished ft of open concept modern living space with 2 bedrooms and 2 bathrooms, a versatile loft space and an unfinished basement. Revel in breathtaking mountain views from the main floor living room, kitchen, and dining room, or step onto the expansive south-facing deck to enjoy abundant sunshine and panoramic vistas. The cabin boasts a primary bedroom with an ensuite bath featuring heated floors. The second full bathroom also features heated floors, adding an additional touch of luxury and comfort. A large, versatile loft space provides ample room for whatever you may need: extra sleeping quarters, home office, cozy reading nook, or a play area for children, making it perfect for a short term rental or your own personal mountain sanctuary.

The unfinished walk-out basement adds an



additional 1,064 sq ft ready for your personal touch. The basement has plenty of room for adding another bedroom, rec space and is already plumbed for a bathroom. Additional features of the cabin include plumbing/electrical for a hot tub, waterproof LVP flooring on the main level, and durable Hardie Board siding to ensure longevity and style.

Located on 5 picturesque acres, just 24 miles to Breckenridge and 10 miles to Fairplay, this property offers easy access to world-class skiing, fishing, hunting, mountain biking and hiking while remaining a peaceful getaway.

Built in 2022

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | S1050516 |
| Price | \$729,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Square Footage | 2,484 |
| Acres | 5.00 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|-------------------|
| Address | 1207 Guymard Road |
| Area | Park County |
| Subdivision | SUN MOUNTAIN |
| City | Fairplay |
| County | Park |
| State | CO |
| Zip Code | 80440 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Available, Propane, Septic Available |
| Parking | Driveway, Off Street |
| View | Mountain(s), Southern Exposure, Valley, Trees/Woods |

Interior

| | |
|-------------------|---|
| Interior | Luxury Vinyl, Luxury Vinyl Tile, Tile |
| Interior Features | Ceiling Fan(s), Fireplace, Tongue and Groove Ceiling(s), High Ceilings, High Speed Internet, Kitchen Island, Primary Suite, Open Floorplan, Quartz Counters, Smoke Free, Smart Thermostat, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Electric Range, Gas Water Heater, Refrigerator, Water Softener, Dryer, Washer |
| Heating | Forced Air, Radiant Floor |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Exterior Entry, Interior Entry, Bath/Stubbed, Walk-Out Access, Unfinished |

Exterior

| | |
|-----------------|---|
| Exterior | Cement Siding |
| Lot Description | Borders National Forest, Many Trees, Secluded, Sloped |
| Roof | Architectural, Shingle |
| Construction | Cement Siding |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2024 |
| HOA Fees | 40 |
| HOA Fees Freq. | Annually |

Listing Details

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|----------------|---------------------------------|
| Listing Office | Keller Williams Realty Downtown |
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