

526 Porcupine Rd, Fairplay, CO 80440 Spec Sheet: (Meets County guidelines for short term rentals)

- 2600 Finished Sq Ft- New construction; spacious, 4 BR/4 Full BA Home with finished walk-out basement
- Loft Bedroom & Bath; Sliding door open to Loft Deck
- Main level Master Bedroom & Bath plus Spare Bedroom & Common Bath with bathtub
- Basement level Bedroom & Common Bath; Laundry room on Basement Level
- Ceiling fans in Main room, all bedrooms, and basement space
- Lots of natural light on 1.08 acres; Separate 2 car garage amongst mature pine trees; no HOA
- Well and septic (septic has heater tape line so it doesn't freeze)
- Vaulted Tongue & Groove ceilings on main floor and loft
- Large Wrap-around Deck and Loft Deck with Wire railing & Trex Decking
- Electrical setup ran and pad ready for Hot Tub placement
- 50 amp outlet in garage for ATV or Trailer hookup/power
- Waterproof Luxury Vinyl Plank with Lifetime Warranty throughout house; ALTA Boiler system for Radiant Heat In-floor heating on all floors
- Floating staircase with wire railing matching exterior; Main floor French Doors open to outdoor deck
- Dekton Laurent countertops in Kitchen and on Floating Fireplace Hearth
- Heat-N-Glo Slimline Gas Fireplace
- Gas line ran outside for outdoor firepit
- All Stainless Steel Kitchen Appliances:
 1. Frigidaire Counter Depth French Door Refrigerator with Ice maker; Even Temp Technology that keeps food fresher longer and reduces freezer burn (ENERGY STAR Certified)
 2. Frigidaire Dishwasher with 3rd level rack and EvenDry Technology (ENERGY STAR Certified); National Sanitation Foundation Certified- Sanitize cycle removes 99.9% of household bacteria
 3. Frigidaire Slide-In Electric Range with Steam Clean (30 minute steam clean that's chemical & odor free); 5 element cooktop and Even Baking Technology; extra wide storage drawer
 4. Frigidaire Over the Range Microwave with Sensor Cook Technology; 6 Quick start options, sleek pocket handle door
- General Electric (GE) Top Load Washer with Deep Fill and Electric Dryer with Wrinkle Care

Area Info & Driving Directions to House:

-7 miles from Town of Fairplay; 9 miles to Town of Alma; 27 miles from Breckenridge, CO- Take the Summit Stage Bus from Fairplay to Breckenridge to ski!

-Nearby Ski Destinations: Breckenridge, Frisco, Silverthorne, Copper Mountain, Vail/Beaver Creek, Keystone, A-Basin

-Fairplay: outdoor festivals & concerts; Annual Burro Days Competition in July; Restaurants/Shopping in downtown Fairplay; Breweries/Distilleries, Visit Historic South Park City Museum

-Winter & Summer Recreational Fun: Fly-fishing, Hunting, Horseback Riding, Hiking, Biking, ATVs, Snowshoeing, Skiing, Boating/Rafting, Paddleboarding at Fairplay Beach

-Need 4x4 in Winter months

-Inside Pike National Forest in Valley of the Sun

-1.8 miles to Pennsylvania Mountain Southeast Ridge Trailhead and 1.2 miles to Pika Trail Trailhead

-Come in CR14 off main highway 9; house is 6.5 miles from main highway (1.5 miles of asphalt, 5 miles of gravel)

-3.2 miles through switchbacks; take right on Pine Cone Way; take right on 14A; take left on Mountain View Drive; take right on Miners Way; take right on Porcupine Rd; go .5 miles to house on the right