

# 1002 Venture Road, Fairplay

Valley of the Sun, Lot 1242, Filing 29

3BD/2BA, 1,543 sq. ft. ~ 3.5 Acres

OFFERED AT \$464,900



Amy Caniglia, Broker/Owner  
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[www.canigliagroup.com](http://www.canigliagroup.com)  
2 South Main Street, Alma, CO

**BRAND NEW!** Be the first to live in this well built home! Tucked in the forest on 3.5 acres, but only 2.5 miles off Hwy 9 for easy access. Sliding glass doors in living room and master bedroom lead out to the spacious deck...the perfect spot to take in the mountain atmosphere! Upgraded Stainless Steel appliances. Covered entryway and big mudroom for gear storage. Metal roof! Very close to trails, fishing, hunting, biking, cross country and downhill skiing. 30 minutes to downtown Breckenridge! Close enough for work or play!

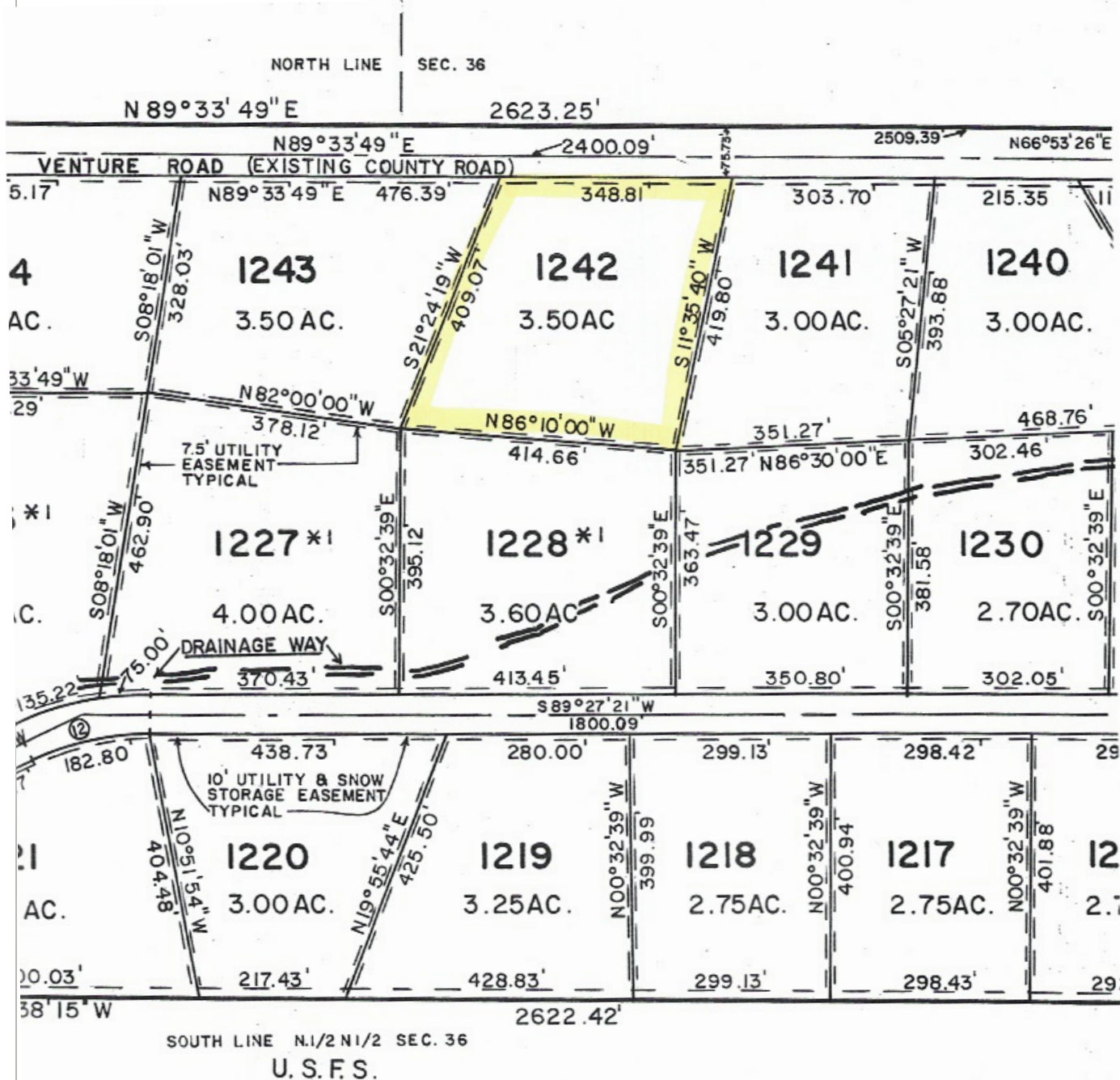


[www.CanigliaGroup.com](http://www.CanigliaGroup.com)









# OWNERS CERTIFICATE

**TO, LTD** OWNER OF THE ABOVE PLATTED  
 HEREBY STATE THAT TITLE TO SAID LAND IS HELD IN THE  
**RIALTO, LTD** AS SHOWN ON THE  
 TO INSURE SAID LAND, AND THAT THE LIENS AND ENCUMBRANCES  
 HE COMMITMENT TO INSURE FROM **ATTORNEYS' TITLE**  
**Y FUND, INC** ARE THE ONLY LIENS AFFECTING SAID PROPERTY  
 OF THE FILING OF SAID PLAT.

14 1987

**RIALTO, LTD, COLORADO PARTNERSHIP**

## NOTES:

1. 5/8" REBAR
2. A 7.5' EASE  
LINE, A 15'  
BOULDER LI
3. A 10' UTILI  
LOT LINES.
4. ALL UTILITI  
AT THE INDI