

Residential Client Detail Display
General Property Information

Residential

MLS#: S1000186 Status: Active Sub-Type: Duplex

List Price:	↓\$870,000	Sold Price:	Bldg #:
List Price/SqFt:	\$324.14	Sold Price/SqFt:	Unit #:
Address:	83 UNCLE SAM LODGE ROAD	Sold Date:	Unit Entry Level:
	BRECKENRIDGE, CO 80424		# Levels in Unit: 3
Subd/Complex:	WOODMOOR AT BRECKENRIDGE SUB		# of Units:
County:	Summit		Total Bldg Level:
Bedrooms:	4	Full Baths:	4
		3/4 Baths:	0
		1/2 Baths:	1
Apx SF Living Area:	2,684	Furnished:	Full
Sq. Ft Source:	County/Gov't	Lockoff:	No
Year Built:	1995	Pets Allowed:	Yes
Deed Restricted:	No	Loft:	No
Add'l Rooms:	Media		



Remarks: Incredible unobstructed views of the ski area and the Ten Mile Range. Located just minutes from town, the ski bus and hiking trails. This spacious home has 3 large decks, a private hot tub, a wonderful mountain feel and an amazing theater room with Bose surround sound. All of the four bedrooms are suites. The home has been well taken care of and produces excellent rental numbers year round.

Interior - Exterior

Total Avg. Mo. Util.:	\$322	Water Monthly:	\$40	Avg. Gas Monthly:	\$150	Avg. Elec. Monthly:	\$75	Sewer Monthly:	\$57
Water Heating:	Gas	Wtr Htr Gallons:		Heating:	Baseboard, Natural Gas, Radiant	Energy Rating:	Unknown		
Appliances:	Dishwasher, Disposal, Microwave, Refrigerator, Washer / Dryer, Range								
Interior Amenities:	Cable Available, Deck, Fireplace - Gas, Hot Tub - Private, Jetted Bathtub, Multi-Level, Vaulted Ceilings								
Floor Coverings:	Stone, Tile, Wall/Wall Carpet								
Roof:	Asphalt								
Construction:	Poured In Place Foundation								
						Laundry:	Dryer, Washer		
						Gar/Parking:	1 Car Garage		

HOA, Tax and Fee(s) Information

Annual Taxes:	\$2,874.00	Tax Year:	2015	Transfer Tax:	0%	Resort/Nbrhd Fee:	\$0
Assessments:	None Known	VAFHA:		Right of Ref/#Days:	No / 0	Bank:	
Assoc. Fee:	\$0.00						
Assoc. Fee Incl.:							

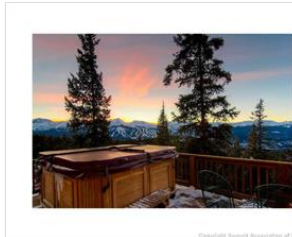
Subdivision/Community Information

Location: See Remarks
Common: None
Facilities:
Public Amenities: Cross Country Trails, Hiking / Pedestrian Trails

Land & Site Information

Schedule #:	6501754	Area:	Breckenridge	Accessibility:		Access # of Mo.:	
Lot #:	64B	Water Src:	Municipal / Public	Apx Lot SqFt:	12,197	Apx Lot Acreage:	0.28
Block #:	1	Lot SqFt Scc:	County/Govt	Parcel #:		Zoning:	Single Family
Filing #:	0	Legal Parcel:	Yes	Ground Lease:	No	Lot Ownership:	
Staked:		Pinned:		Sewer/Septic:	Connected to Sewer		
Lot Rent:		Exist Structure:	Existing Structure				
Available Utils:	Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal, Trash Pickup						
Docs on File:	See Remarks						
View:	Mountains, Ski Slopes, South Facing, Valley						

Driving Directions: hwy 9 to Boreas Pass to Baldy Road to North Fuller Placer to Uncle Sam to sign on the left



Other.



Living Room.



Living Room.



Dining Room.

Prepared By: Ted Amenta - Amenta Real Estate. Generated on 08/28/2016 2:03:18 PM