Residential Client Detail Display

General Property Information

Residential

MLS#: S1001609 Status: Active Sub-Type: Townhouse

List Price:	$865,000	Sold Price:		Bldg #:	
List Price/SqFt:	$394.26	Sold Price/SqFt		Unit #:	306
		Sold Date:		Unit Entry Level:	1
Address:	306 VILLAGE POINT DRIVE #306 BRECKENRIDGE, CO 80424			# Levels in Unit:	3
				# of Units:	
Subd/Complex:	VILLAGE POINT TOWNHOMES AT BRECK			Total Bldg Level:	
County:	Summit				

Bedrooms: 4 Full Baths: 3 3/4 Baths: 0 1/2 Baths: 0

Apx SF Living Area:	2,194	Furnished:	Full		
Sq. Ft Source:	County/Gov't	Lockoff:	No		
Year Built:	1996	Pets Allowed:	Yes		
Deed Restricted:	No	Loft:	Yes		
Add'l Rooms:	Basement Finished, Kitchen / Family Room Combo			Virtual Tour:	

Remarks: This rare 4-bed + den is on the bus route within walking distance to the Town of Breck and the Breckenridge Ski Resort. The open main floorplan features vaulted ceilings that offer ample natural light leading to a sunny deck with private hot tub. Nicely appointed with recent upgrades including rustic knotty Alder interior doors, closet doors and trim, premium carpet and paint. Multi-level living provides a separation of space with a top-floor master bedroom and 3 bedrooms on the lower level.

Interior - Exterior

Total Avg. Mo. Util.:	$163	Water Monthly:	$0	Avg. Gas Monthly:	$81	Avg. Elec. Monthly:	$82	Sewer Monthly:	$0
Water Heating:	Gas	Wtr Htr Gallons:		Heating:	Forced Air, Natural Gas	Energy Rating:	None		

Appliances: CookTopElect, Dishwasher, Disposal, Microwave / Hood Combo, Refrigerator, Washer / Dryer
Interior Amenities: Deck, Fireplace - Gas, Hot Tub - Private, Multi-Level, Vaulted Ceilings, Wired for Cable
Floor Coverings: Tile, Wall/Wall Carpet, Wood
Roof: Asphalt
Laundry: Dryer, Washer
Construction: Poured In Place Foundation, Wood Frame
Gar/Parking: 1 Car Garage, Detached

HOA, Tax and Fee(s) Information

Annual Taxes:	$2,627.91	Tax Year:	2016	Transfer Tax:	1%	Resort/Nbrhd Fee:	$0
Assessments:	None Known	VAFHA:		Right of Ref/ #Days:	No / 0	Bank:	

Assoc. Fee: $591.00 / Mo.
Assoc. Fee Incl.: Common Area Maintenance, Common Taxes, Insurance, Management, Snow Removal, Trash Pickup, Water / Sewer

Subdivision/Community Information

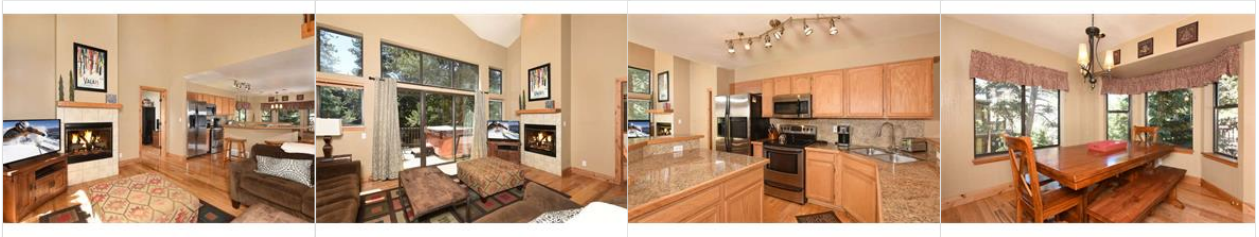
Location: Bus Route, In Town, Walk to Slopes
Common Facilities: On Site Management, OnBusLine
Public Amenities: Hiking / Pedestrian Trails

Land & Site Information

Schedule #:	6501686	Area:	Breckenridge	Accessibility:		Access # of Mo.:	
Lot #:	29	Water Src:	Municipal / Public	Apx Lot SqFt:	1,307	Apx Lot Acreage:	0.03
Block #:	0	Lot SqFt Sce:		Parcel #:		Zoning:	Planned Unit Development
Filing #:	0	Legal Parcel:	Yes	Ground Lease:		Lot Ownership:	
Staked:		Pinned:		Sewer/Septic:	Connected to Sewer		
Lot Rent:		Exist Structure:	Existing Structure				

Available Utils: Cable Tv, City Sewer, Electricity, Gas, Snow Removal, Trash Pickup
Docs on File: None
View: Mountains, Woods

Driving Directions: South on Highway 9, right onto Broken Lance Dr (at Conoco). Turn left at stop sign, Village Point Dr is the 2nd left, unit is on the left. Guest parking at the end of the parking lot.



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