



**\$1,725,000**

## 12 RAINDANCE TRAIL, DILLON, CO 80435, USA

<https://www.breckmtn.com>

Welcome to Whispering Pines Ranch Sub, nestled in the heart of Summit Cove. This 4-bedroom, 3.5-bathroom single-family home offers a perfect blend of comfort and function with a spacious backyard and large deck ideal for entertaining. The irrigated lawn provides plenty of room for kids to play or enjoy lawn games in the summer sun,...

- 4 beds
- 4 baths
- SingleFamilyResidence
- Residential
- Active
- 3147, 3147 sq ft



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## Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 3147, 3147 sq ft
<b>Lot size, sq ft:</b> 12680.32, 0.2911 sq ft	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 4 baths	<b>Half baths:</b> 1 half bath
<b>Total rooms:</b> 7	<b>Floors:</b> ThreeOrMore floors
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1059829
<b>Year built:</b> 1999	<b>Lot Size Acres:</b> 0.2911 acres
<b>Date Added:</b> 2025-06-27	<b>Days On Market:</b> 74

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## Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> BordersNationalForest,SeeRemarks
<b>Sewer:</b> Connected	<b>Construction Materials:</b> WoodFrame
<b>Garage Spaces:</b> 2	<b>Property Condition:</b> Resale
<b>Levels:</b> ThreeOrMore	<b>View:</b> Mountains
<b>Subdivision Name:</b> WHISPERING PINES RANCH SUB	<b>Floor covering:</b> Carpet, Tile
<b>Exterior material:</b> WoodFrame	<b>Architectural Style:</b> BuiltInOven, DoubleOven, Dishwasher, GasCooktop, Disposal, Microwave, Refrigerator, Dryer, Washer
<b>Roof:</b> Architectural,Shingle	<b>Parcel Number:</b> 6504998
<b>Living Area:</b> 3147 sq ft	<b>Waterfront:</b> No
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 0.2911 sq ft
<b>Bathrooms Full:</b> 3	<b>Open Parking:</b> No

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## Amenities & Features



<b>Parking Features:</b> Attached,Garage, Attached,Garage	<b>Patio &amp; Porch Features:</b> Deck
<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, MunicipalUtilities, PhoneAvailable, SewerAvailable, TrashCollection, WaterAvailable, CableAvailable, SewerConnected	<b>Fireplace Features:</b> Gas
<b>Furnished:</b> Unfurnished	<b>Heating:</b> RadiantFloor,Radiant
<b>Features:</b> CableTv, Fireplace, NotApplicable, VaultedCeilings	<b>Interior Features:</b> Fireplace, CableTv, VaultedCeilings
<b>Fireplace:</b> Yes	<b>Spa:</b> No
<b>CoolingYN:</b> No	<b>Pets Allowed:</b> Yes
<b>PoolPrivateYN:</b> No	<b>Lot Features:</b> BordersNationalForest, SeeRemarks

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## Nearby Schools

<b>Middle Or Junior School:</b> Summit	<b>Elementary School:</b> Summit Cove
<b>High School:</b> Summit	

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## Expenses, Fees & Taxes

<b>Association Fee:</b> \$415	<b>Tax Annual Amount:</b> \$6,081.11
<b>Tax Year:</b> 2025	

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## Miscellaneous

<b>Association Fee Frequency:</b> Annually	<b>Community Features:</b> ClubMembershipAvailable,EquestrianFacilities,Golf,TrailsPaths
<b>Current Use:</b> Residential	<b>Exclusions:</b> No
<b>Attribution Contact:</b> (970) 453-0550	



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# Listing Information Courtesy of:

**Agent Name:** Doyle Richmond

**List Office Name:** LIV Sotheby's I.R.

