



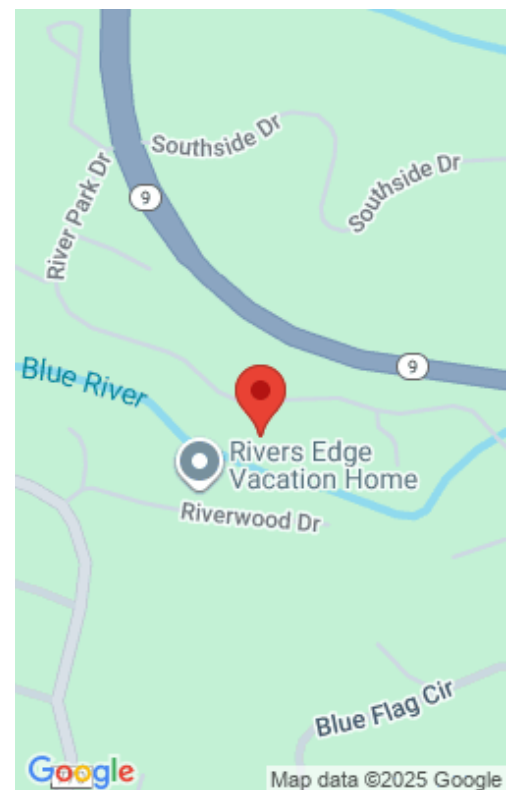
**\$8,500,000**

## **165 RIVER RUN RD, DILLON, CO 80435, USA**

<https://www.breckmtn.com>

Resting along the banks of the Blue River and just moments from downtown Breckenridge, The Castle on the Blue is a one-of-a-kind European-inspired estate that seamlessly blends the elegance of Old-World architecture with the warmth of Western living. Completed in 2009, this architectural masterpiece offers an unmatched level of craftsmanship, design, and natural beauty. Step...

- 5 beds
- 7 baths
- SingleFamilyResidence
- Residential
- Active
- 9026, 9026 sq ft



Basics

**Type:** SingleFamilyResidence

**Category:** Residential

**Lot size, sq ft:** 16944.84, 0.389 sq ft

**Bathrooms:** 7 baths

**Floors:** ThreeOrMore,MultiSplit floors

**MLS ID:** S1061385

**Lot Size Acres:** 0.389 acres

**Days On Market:** 77

**Status:** Active

**Area, sq ft:** 9026, 9026 sq ft

**Bedrooms:** 5 beds

**Half baths:** 0 half baths

**OriginatingSystemName:** SUMMIT

**Year built:** 2007

**Date Added:** 2025-07-14

Building Details

**Water Source:** Public

**Lot Features:**  
NearPublicTransit,StreamCreek

**Foundation Details:** Poured

**Levels:** ThreeOrMore,MultiSplit

**Subdivision Name:** RIVER PARK ESTATES

**Floor covering:** Carpet, Stone, Wood

**Architectural Style:** BarFridge, BuiltInOven, Dishwasher, GasCooktop, Disposal, GasRange, Microwave, Refrigerator, RangeHood, TanklessWaterHeater, WarmingDrawer, Dryer, Washer

**Parcel Number:** 6502238

**Waterfront:** Yes

**Land Lease:** No

**Lot Size Area:** 0.389 sq ft

**Open Parking:** No

**Basement:** Finished

**Sewer:** Connected,PublicSewer

**Property Condition:** Resale

**View:**  
Mountains,River,SouthernExposure,CreekStream,TreesWoods

**Virtual Tour URL Branded:** <http://165riverparkdr.com/>

**Basement:** Finished

**Roof:** Asphalt,Architectural,Shingle

**Living Area:** 9026 sq ft

**Heating:** Yes

**ViewYN:** Yes

**Bathrooms Full:** 7



# Amenities & Features

**Parking Features:**

Attached,Garage,HeatedGarage,ThreeOrMoreSpaces,SeeRemarks,Tandem, Attached,Garage,HeatedGarage,ThreeOrMoreSpaces,SeeRemarks,Tandem

**Spa Features:** HotTub,SteamRoom

**Waterfront Features:** RiverFront

**Exterior Features:** Barbecue

**Fireplaces Total:** 13

**Amenities:** SkiStorage

**Features:** BuiltInFeatures, CableTv, CeilingFans, Elevator, Elevators, EntranceFoyer, Fireplace, FivePieceBathroom, HighCeilings, JettedTub, KitchenIsland, Pantry, PrimarySuite, PrivateRestrooms, ScreeningRoom, SmartLights, SmokeFree, UtilitySink, VaultedCeilings, WalkInClosets

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Patio & Porch Features:**

Deck,Patio

**Association Amenities:** SkiStorage

**Utilities:** ElectricityAvailable, NaturalGasAvailable, PhoneAvailable, SewerAvailable, TrashCollection, WaterAvailable, CableAvailable, SewerConnected

**Fireplace Features:** Gas

**Furnished:** Negotiable

**Heating:** NaturalGas,Radiant

**Interior Features:** BuiltInFeatures, CeilingFans, EntranceFoyer, Elevator, FivePieceBathroom, Fireplace, HighCeilings, JettedTub, KitchenIsland, PrimarySuite, Pantry, SmokeFree, SmartLights, CableTv, UtilitySink, VaultedCeilings, WalkInClosets

**Spa:** Yes

**Pets Allowed:** Yes

**Lot Features:** NearPublicTransit, StreamCreek



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# Expenses, Fees & Taxes

**Tax Annual Amount:** \$19,907.53

**Tax Year:** 2024

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# Miscellaneous

**Community Features:**  
Clubhouse,Golf,TrailsPaths,PublicTransportation

**Current Use:** Residential

**Exclusions:** No

**Attribution Contact:**  
(970) 453-0550

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# Listing Information Courtesy of:

**Agent Name:** Aniela Wasmanski

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

