



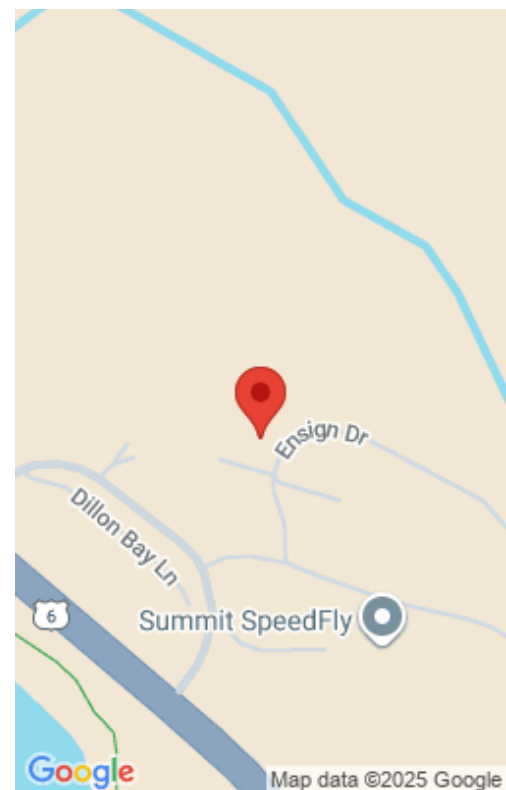
**\$3,400,000**

## **17 JAMES CT, DILLON, CO 80435, USA**

<https://www.breckmtn.com>

Price reduced! Located just minutes from downtown Dillon, this home offers the perfect balance of privacy and proximity to the best of Summit County. Enjoy summer concerts under the stars at the Dillon Amphitheater, browse fresh produce and local crafts at the vibrant Friday Farmers Market, or launch a paddleboard or sailboat from the Dillon...

- 6 beds
- 8 baths
- SingleFamilyResidence
- Residential
- Active
- 7466, 7466 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 16639.92, 0.382 sq ft  
**Bathrooms:** 8 baths  
**Floors:** ThreeOrMore floors  
**MLS ID:** S1059803  
**Lot Size Acres:** 0.382 acres  
**Days On Market:** 97

**Status:** Active  
**Area, sq ft:** 7466, 7466 sq ft  
**Bedrooms:** 6 beds  
**Half baths:** 1 half bath  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1994  
**Date Added:** 2025-06-19

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# Building Details

**Water Source:** Public  
**Lot Features:**  
BordersNationalForest,NearPublicTransit  
**Foundation Details:** Poured  
**Levels:** ThreeOrMore  
**Subdivision Name:** CORINTHIAN HILL SUB  
**Basement:** Finished  
  
**Roof:** Asphalt,Architectural,Shingle  
**Living Area:** 7466 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 3

**Basement:** Finished  
**Sewer:** Connected,PublicSewer  
  
**Property Condition:** Resale  
**View:** Meadow,Mountains,Lake  
**Floor covering:** Carpet, Tile, Wood  
**Architectural Style:** DoubleOven,  
Dishwasher, ElectricCooktop, Disposal,  
Humidifier, Microwave, Refrigerator,  
WineCooler, WarmingDrawer, Dryer,  
Washer  
**Parcel Number:** 900186  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.382 sq ft  
**Open Parking:** No

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# Amenities & Features



<b>Pool Features:</b> Community	<b>Parking Features:</b> ExteriorAccessDoor, Garage, HeatedGarage, Oversized, ThreeOrMoreSpaces, ExteriorAccessDoor, Garage, HeatedGarage, Oversized, ThreeOrMoreSpaces
<b>Patio &amp; Porch Features:</b> Deck, Patio	<b>Spa Features:</b> HotTub
<b>Utilities:</b> ElectricityAvailable, NaturalGasAvailable, HighSpeedInternetAvailable, PhoneAvailable, SewerAvailable, WaterAvailable, CableAvailable, SewerConnected	<b>Window Features:</b> Skylights
<b>Fireplace Features:</b> Gas, WoodBurning	<b>Fireplaces Total:</b> 3
<b>Furnished:</b> Furnished	<b>Heating:</b> NaturalGas, Radiant
<b>Features:</b> CableTv, Fireplace, JettedTub, Skylights, UtilityRoom, VaultedCeilings	<b>Interior Features:</b> Fireplace, JettedTub, Skylights, CableTv, VaultedCeilings, UtilityRoom
<b>Fireplace:</b> Yes	<b>Spa:</b> Yes
<b>CoolingYN:</b> No	<b>Pets Allowed:</b> Yes
<b>PoolPrivateYN:</b> No	<b>Lot Features:</b> BordersNationalForest, NearPublicTransit

**Expenses, Fees & Taxes**

<b>Association Fee:</b> \$380	<b>Tax Annual Amount:</b> \$14,862.36
<b>Tax Year:</b> 2024	

**Miscellaneous**

<b>Association Fee Frequency:</b> Annually	<b>Community Features:</b> SeeRemarks, TrailsPaths, Clubhouse, Pool, PublicTransportation, Sauna
<b>Current Use:</b> Residential	<b>Exclusions:</b> No
<b>Attribution Contact:</b> amy@TheSmitsTeam.com	



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## Listing Information Courtesy of:

**Agent Name:** Amy Smits

**List Office Name:** eXp Realty LLC - Resort Experts

