



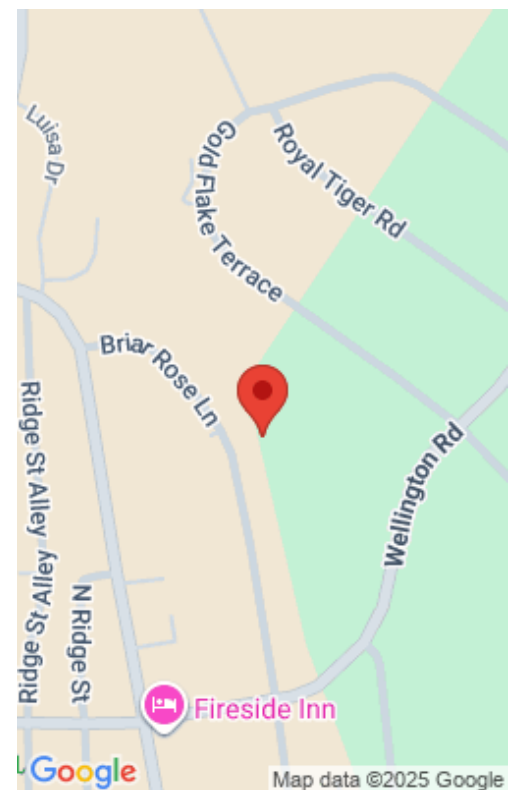
**\$3,250,000**

## **212 BRIAR ROSE LN, BRECKENRIDGE, CO 80424, USA**

<https://www.breckmtn.com>

This is a rare opportunity to own a property with incredible potential in the heart of Breckenridge. Situated less than 0.5 miles from historic Main Street, this .82-acre treed lot offers the perfect blend of convenience, privacy, and stunning natural beauty. Enjoy beautiful ski area views. Whether you're an outdoor enthusiast looking for easy access...

- 4 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1696, 1696 sq ft



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# Basics

**Type:** SingleFamilyResidence  
**Category:** Residential  
**Lot size, sq ft:** 35719.2, 0.82 sq ft  
**Bathrooms:** 2 baths  
**Total rooms:** 11  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1963  
**Date Added:** 2025-05-20

**Status:** Active  
**Area, sq ft:** 1696, 1696 sq ft  
**Bedrooms:** 4 beds  
**Half baths:** 0 half baths  
**Floors:** Two,MultiSplit floors  
**MLS ID:** S1057949  
**Lot Size Acres:** 0.82 acres  
**Days On Market:** 71

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# Building Details

**Water Source:** Public  
**Lot Features:** CityLot  
**Foundation Details:** Poured  
**Property Condition:** Resale  
**View:** Mountains,SkiArea  
**Floor covering:** Carpet  
**Architectural Style:** Dryer, ElectricRange, Disposal, Microwave, Refrigerator, Washer, WasherDryer  
**Parcel Number:** 300061  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.82 sq ft  
**Open Parking:** No

**Basement:** None  
**Sewer:** Connected,PublicSewer  
**Garage Spaces:** 1  
**Levels:** Two,MultiSplit  
**Subdivision Name:** WEISSHORN SUB  
**Basement:** None  
**Roof:** Architectural,Shingle  
  
**Living Area:** 1696 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 2

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# Amenities & Features



**Parking Features:** Garage, Garage

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

**Fireplaces Total:** 2

**Heating:** Baseboard

**Interior Features:** Fireplace, LaminateCounters

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** CityLot

**Patio & Porch Features:** Deck

**Fireplace Features:** WoodBurning

**Furnished:** Furnished

**Features:** Fireplace, LaminateCounters, NotApplicable

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

## Nearby Schools

**Middle Or Junior School:** Summit

**Elementary School:** Upper Blue

**High School:** Summit

## Expenses, Fees & Taxes

**Tax Annual Amount:** \$5,573.91

**Tax Year:** 2024

## Miscellaneous

**Community Features:** Golf,TrailsPaths

**Current Use:** Residential

**Exclusions:** No,Personal Property

**Attribution Contact:** (970) 453-0401

## Listing Information Courtesy of:

**Agent Name:** Sinjin McNicholl

**List Office Name:** Coldwell Banker Mountain Properties

