



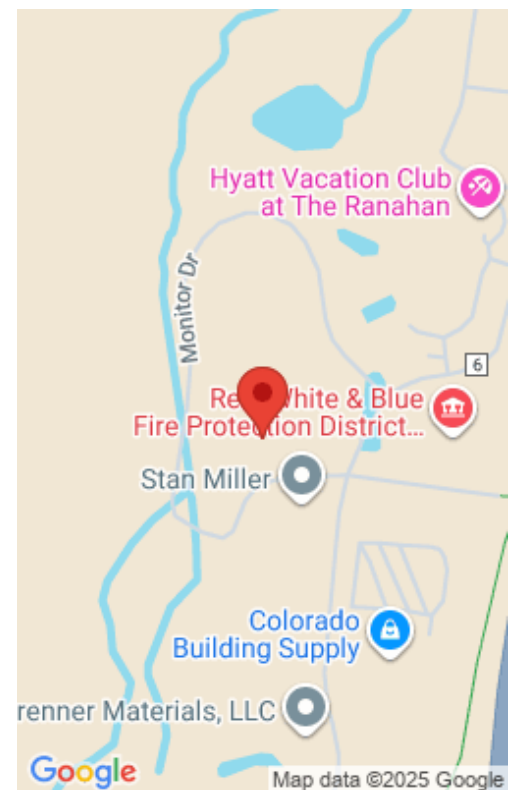
**\$3,595,000**

## 269 MONITOR DR, BRECKENRIDGE, CO 80424, USA

<https://www.breckmtn.com>

Highlands Riverfront is Breckenridge's newest development, offering Luxury Living on the Blue River. Brand new riverfront community built by a developer with over 60 years of experience delivering luxury homes in Breckenridge. Dedicated acres of open space provides an open community setting with riverfront access directly across from White River National Forest. Experience the activities...

- 4 beds
- 6 baths
- SingleFamilyResidence
- Residential
- Active
- 4175, 4175 sq ft





# Basics

<b>Type:</b> SingleFamilyResidence	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 4175, 4175 sq ft
<b>Lot size, sq ft:</b> 10018.8, 0.23 sq ft	<b>Bedrooms:</b> 4 beds
<b>Bathrooms:</b> 6 baths	<b>Half baths:</b> 1 half bath
<b>Floors:</b> Two floors	<b>OriginatingSystemName:</b> SUMMIT
<b>MLS ID:</b> S1060095	<b>Year built:</b> 2025
<b>Lot Size Acres:</b> 0.23 acres	<b>Date Added:</b> 2025-07-02
<b>Days On Market:</b> 88	



# Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> BordersNationalForest,NearPublicTransit
<b>Sewer:</b> Connected,PublicSewer	<b>Foundation Details:</b> Poured
<b>Garage Spaces:</b> 2	<b>Property Condition:</b> NewConstruction
<b>Levels:</b> Two	<b>View:</b> Mountains,River,SkiArea,CreekStream,TreesWoods
<b>Subdivision Name:</b> HIGHLANDS RIVERFRONT SUBDIVISION FILING NO.1	<b>Virtual Tour URL Branded:</b> <a href="https://my.matterport.com/show/?m=cgAHGgSGUcQ">https://my.matterport.com/show/?m=cgAHGgSGUcQ</a>
<b>Floor covering:</b> Carpet, Tile, Wood	<b>Architectural Style:</b> Dishwasher, Disposal, Microwave, Refrigerator, RangeHood
<b>Roof:</b> Asphalt	<b>Parcel Number:</b> ND04025009
<b>Living Area:</b> 4175 sq ft	<b>Waterfront:</b> Yes
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 0.23 sq ft
<b>Bathrooms Full:</b> 2	<b>Open Parking:</b> No



# Amenities & Features



**Parking Features:** Garage, Garage

**Waterfront Features:** RiverFront

**Fireplace Features:** Gas

**Heating:** Radiant

**Interior Features:** Fireplace, VaultedCeilings

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Patio & Porch Features:** Patio

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

**Furnished:** Unfurnished

**Features:** Fireplace, VaultedCeilings

**Laundry Features:** WasherHookup

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** BordersNationalForest, NearPublicTransit

## Expenses, Fees & Taxes

**Association Fee:** \$7,461

**Tax Year:** 2023

**Tax Annual Amount:** \$10,500

## Miscellaneous

**Association Fee Frequency:** Annually

**Exclusions:** No

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

## Listing Information Courtesy of:

**Agent Name:** Jill Begley

**List Office Name:** The Real Estate Group

