



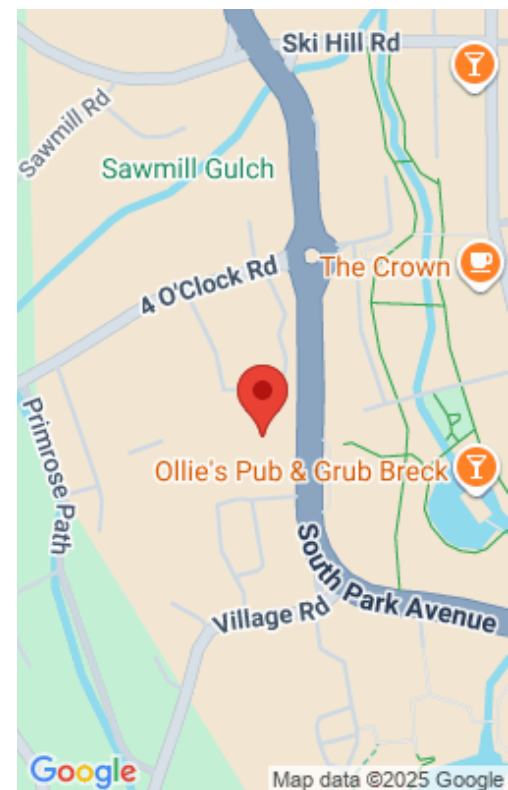
**\$997,500**

## **305 CO-9, BRECKENRIDGE, CO 80424, USA**

<https://www.breckmtn.com>

ZONE 1, how lucky! Able to generate lucrative rental income! Very spacious two bed, two bath, updated condo, with open floor plan and huge living room. Also lovely finishes, charming decor and very comfy! Hang around the cozy stone fireplace comparing scary ski stories and relax with friends and family after a fun day outdoors....

- 2 beds
- 2 baths
- Condominium
- Residential
- Active
- 1138, 1138 sq ft



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# Basics

<b>Type:</b> Condominium	<b>Status:</b> Active
<b>Category:</b> Residential	<b>Area, sq ft:</b> 1138, 1138 sq ft
<b>Bedrooms:</b> 2 beds	<b>Bathrooms:</b> 2 baths
<b>Half baths:</b> 0 half baths	<b>Floors:</b> ThreeOrMore floors
<b>OriginatingSystemName:</b> SUMMIT	<b>MLS ID:</b> S1057253
<b>Year built:</b> 1983	<b>Date Added:</b> 2025-04-14
<b>Days On Market:</b> 156	

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# Building Details

<b>Water Source:</b> Public	<b>Lot Features:</b> CityLot,NearSkiArea,NearPublicTransit,SeeRemarks
<b>Sewer:</b> None,PublicSewer	<b>Foundation Details:</b> Poured
<b>Property Condition:</b> Resale	<b>Levels:</b> ThreeOrMore
<b>Subdivision Name:</b> CIMARRON CONDO	<b>Floor covering:</b> Carpet, Tile
<b>Architectural Style:</b> Dishwasher, ElectricCooktop, Disposal, Microwave, Range, Refrigerator, SomeElectricAppliances, Dryer, Washer	<b>Roof:</b> Asphalt
<b>Parcel Number:</b> 303539	<b>Living Area:</b> 1138 sq ft
<b>Waterfront:</b> No	<b>Heating:</b> Yes
<b>Land Lease:</b> No	<b>ViewYN:</b> No
<b>Bathrooms Full:</b> 2	<b>Open Parking:</b> No

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# Amenities & Features



**Pool Features:** Community

**Patio & Porch Features:** Deck

**Exterior Features:** Barbecue

**Heating:** Baseboard,Electric

**Interior Features:** Elevator

**Fireplace:** No

**CoolingYN:** No

**PoolPrivateYN:** No

**Parking Features:** Underground,Unassigned,  
Underground,Unassigned

**Utilities:** CableAvailable, ElectricityAvailable, SewerAvailable,  
TrashCollection, WaterAvailable, SewerNotAvailable

**Furnished:** Furnished

**Features:** Elevator, Elevators, Wifi

**Laundry Features:** InUnit

**Spa:** No

**Pets Allowed:** No

**Lot Features:** CityLot, NearSkiArea, NearPublicTransit,  
SeeRemarks

Expenses, Fees & Taxes

**Association Fee:** \$8,700

**Tax Annual Amount:** \$3,215.84

**Tax Year:** 2024

Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** Pool,PublicTransportation

**Current Use:** Residential

**Exclusions:** Yes

Listing Information Courtesy of:

**Agent Name:** Brenda Culhane

**List Office Name:** Omni R.E./Frisco

