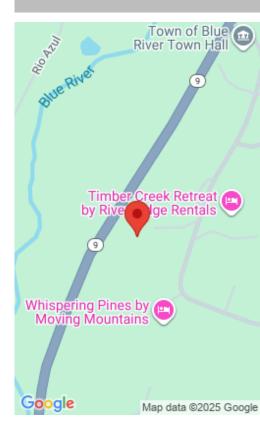


#### 45 COONEY CT, BLUE RIVER, CO 80424, USA

https://www.breckmtn.com

Turn-key and fully furnished, this stunning 4-bedroom, 4.5-bathroom mountain contemporary duplex offers vaulted ceilings, two cozy fireplaces, and breathtaking mountain views. Set on a large, private, treed lot, the 3,494 square foot home features a 2-car garage, a spacious second living area perfect for entertaining, a loft with extra sleeping space, and an outdoor hot-tub...

- 4 heds
- 5 haths
- Duplex
- Residential
- Active
- 3594, 3594 sq ft





**Basics** 

**Type:** Duplex **Status:** Active

Category: Residential Area, sq ft: 3594, 3594 sq ft

**Lot size, sq ft: 22781.88, 0.523** sq ft **Bedrooms: 4** beds

Bathrooms: 5 baths Half baths: 1 half bath

**Total rooms:** 15 **Floors: ThreeOrMore** floors

OriginatingSystemName: SUMMIT MLS ID: S1056559

Year built: 2007 Lot Size Acres: 0.523 acres

Sewer: Connected

Date Added: 2025-03-07 Days On Market: 255

### **Building Details**

Water Source: Public Basement: Finished

BordersNationalForest

**Construction Materials:** Foundation Details: Poured

Frame

Lot Features:

**Garage Spaces:** 2 **Property Condition:** Resale

**Levels:** ThreeOrMore **View:** Mountains,TreesWoods

Subdivision Name: TIMBER Virtual Tour URL Branded:

CREEK ESTATES <a href="https://homes.livsothebysrealty.com/40cooneycourt">https://homes.livsothebysrealty.com/40cooneycourt</a>

Floor covering: Carpet, Tile, Basement: Finished

Wood

**Exterior material:** Frame **Architectural Style:** ConvectionOven, Dryer, Dishwasher,

ElectricCooktop, Disposal, MicrowaveHoodFan, Microwave,

Refrigerator, WineCooler, Washer, WasherDryer

**Roof:** Asphalt **Parcel Number:** 6514152

Living Area: 3594 sq ft Waterfront: No Heating: Yes Land Lease: No

ViewYN: Yes Lot Size Area: 0.523 sq ft

**Bathrooms Full:** 3 **Open Parking:** No



#### **Amenities & Features**

Parking Features: Garage, Garage Patio & Porch Features: Deck

**Spa Features:** HotTub **Utilities:** ElectricityAvailable, NaturalGasAvailable,

MunicipalUtilities, SewerAvailable, TrashCollection, WaterAvailable, CableAvailable, SewerConnected

Fireplace Features: Gas Furnished: Furnished

**Heating:** Radiant **Features:** CableTv, Fireplace, NotApplicable,

VaultedCeilings

Interior Features: Fireplace,

CableTv, VaultedCeilings

Laundry Features: InUnit

Fireplace: Yes Spa: Yes

CoolingYN: No Pets Allowed: Yes

**PoolPrivateYN:** No Lot Features: BordersNationalForest

## **Nearby Schools**

Middle Or Junior School: Summit Elementary School: Breckenridge

**High School:** Summit

### **Expenses, Fees & Taxes**

**Tax Year:** 2025

### **Miscellaneous**

**Association Fee Frequency:** Annually **Community Features:** TrailsPaths

**Current Use:** MultiFamily

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

Exclusions: No



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# **Listing Information Courtesy of:**

**Agent Name:** Jeffrey E. Scroggins **List Office Name:** LIV Sotheby's I.R.

