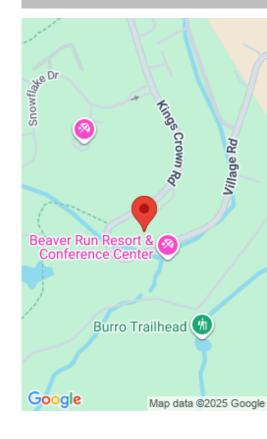


#### **BEAVER RUN, BRECKENRIDGE, CO 80424, USA**

https://www.breckmtn.com

Welcome to Beaver Run Resort, one of Breckenridge's most desirable Ski-in, Ski-out destinations. This fully furnished and updated 2-bedroom, 2-bath condo offers unbeatable convenience and amazing rental income, generating nearly \$90K annually even with owner use. It's located in the coveted Resort Zone, meaning there is no hassle obtaining a short-term rental license. Stunning views...

- 2 hads
- 2 baths
- Condominium
- Residential
- Active
- 1127, 1127 sq ft





#### **Basics**

Type: Condominium Status: Active

Category: Residential Area, sq ft: 1127, 1127 sq ft

**Lot size, sq ft: 38149.85, 0.8758** sq ft **Bedrooms: 2** beds

**Bathrooms: 2** baths **Half baths: 0** half baths

Total rooms: 4 Floors: Two, MultiSplit floors

OriginatingSystemName: SUMMIT MLS ID: S1061424

Year built: 1981 Lot Size Acres: 0.8758 acres

Date Added: 2025-07-11 Days On Market: 23

## **Building Details**

**Sewer:** Connected.PublicSewer

Water Source: Public Lot Features:

BordersNationalForest,NearPublicTransit,SkiInSkiOut

**Construction Materials:** Concrete, Steel

Property Condition: Resale Levels: Two, MultiSplit

**View:** Subdivision Name: BEAVER RUN CONDO City, Mountains, SkiArea, Southern Exposure

Floor covering: Carpet, Tile Exterior material: Concrete, Steel

Exterior material concrete, steel

Architectural Style: Dishwasher, Roof: Asphalt, Metal

ElectricRange, Disposal,
MicrowaveHoodFan, Microwave,

Parcel Number: 302936 Living Area: 1127 sq ft

Waterfront: No Heating: Yes
Land Lease: No ViewYN: Yes

**Lot Size Area: 0.8758** sq ft **Bathrooms Full:** 2

**Open Parking:** No

Refrigerator

### **Amenities & Features**



**Pool Features:** Parking Features: Underground, HeatedGarage,

Community Underground, Heated Garage

Patio & Porch Association Amenities:

**Features:** Deck FitnessCenter,SkiStorage,TennisCourts,TransportationService

**Utilities:** Fireplace Features: WoodBurning

CableAvailable, ElectricityAvailable, PhoneAvailable, SewerAvailable, TrashCollection, WaterAvailable, SewerConnected ineplace reacutes. Woodburning

**Furnished:** Furnished **Amenities:** FitnessCenter, SkiStorage, TennisCourts,

TransportationService

**Heating:** Features: ConferenceRoom, Elevator, Elevators, Fireplace,

Baseboard, Electric On Site Management, Reception Area, Steam Room, Vaulted Ceilings

Interior Features: Laundry Features: CommonArea

Elevator, Fireplace, VaultedCeilings

Fireplace: Yes Spa: No

CoolingYN: No Pets Allowed: OwnerOnly,PetRestrictions

**PoolPrivateYN:** No Lot Features: BordersNationalForest, NearPublicTransit, SkiInSkiOut

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

Tax Year: 2024

## **Miscellaneous**

**Association Fee Frequency:** Community Features:

Annually TrailsPaths,Pool,PublicTransportation,Sauna

Current Use: Residential Exclusions: No

**Attribution Contact:** (720)

240-7805



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# **Listing Information Courtesy of:**

**Agent Name:** Christopher R. Hildebrand **List Office Name:** Cornerstone Real Estate Co.

