



**\$505,000**

## 640 VILLAGE RD, BRECKENRIDGE, CO 80424, USA

<https://www.breckmtn.com>

SELLER IS OFFERING \$5000 TOWARDS CLOSING COSTS! Welcome to your new ski-in/ski-out at Beaver Run—undoubtedly the most conveniently located complex in all of Breckenridge. With the Beaver Run SuperChair right outside your door, you're instantly connected to the top of Peak 9, while downtown Breckenridge is just steps away for dining, shopping, and true mountain-town...

- 1 bed
- 1 bath
- Condominium
- Residential
- Active
- 509, 509 sq ft



Basics

**Type:** Condominium

**Category:** Residential

**Lot size, sq ft:** 193811.51, 4.4493 sq ft

**Bathrooms:** 1 bath

**Total rooms:** 3

**OriginatingSystemName:** SUMMIT

**Year built:** 1985

**Date Added:** 2025-05-21

**Status:** Active

**Area, sq ft:** 509, 509 sq ft

**Bedrooms:** 1 bed

**Half baths:** 0 half baths

**Floors:** One floors

**MLS ID:** S1058158

**Lot Size Acres:** 4.4493 acres

**Days On Market:** 127

Building Details

**Water Source:** Public

**Lot Features:**  
BordersNationalForest,CityLot,NearSkiArea,NearPublicTransit,SkiInSkiOut

**Construction Materials:** Concrete,Steel

**Property Condition:** Resale

**View:** Mountains,TreesWoods

**Floor covering:** Carpet, Tile

**Exterior material:** Concrete, Steel

**Roof:** Membrane

**Living Area:** 509 sq ft

**Heating:** Yes

**ViewYN:** Yes

**Open Parking:** No

**Basement:** None

**Sewer:**  
Connected,PublicSewer

**Foundation Details:**  
Poured

**Levels:** One

**Subdivision Name:**  
BEAVER RUN CONDO

**Basement:** None

**Architectural Style:**  
Dishwasher,  
ElectricCooktop,  
Microwave, Oven,  
Refrigerator

**Parcel Number:**  
304115

**Waterfront:** No

**Land Lease:** No

**Lot Size Area:**  
4.4493 sq ft



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## Amenities & Features

|                                                                        |                                                                                                                                       |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pool Features:</b> Community                                        | <b>Parking Features:</b><br>ElectricVehicleChargingStations,CommunityStructure,<br>ElectricVehicleChargingStations,CommunityStructure |
| <b>Association Amenities:</b><br>FitnessCenter,SkiStorage,TennisCourts | <b>Utilities:</b> ElectricityAvailable, SewerAvailable,<br>TrashCollection, WaterAvailable, CableAvailable,<br>SewerConnected         |
| <b>Furnished:</b> Furnished                                            | <b>Amenities:</b> FitnessCenter, SkiStorage, TennisCourts                                                                             |
| <b>Heating:</b> Baseboard,Central,HotWater                             | <b>Features:</b> CableTv, CeilingFans, ConferenceRoom,<br>Elevators, GraniteCounters, OnSiteManagement,<br>ReceptionArea, SteamRoom   |
| <b>Interior Features:</b> CeilingFans,<br>GraniteCounters, CableTv     | <b>Laundry Features:</b> CommonArea                                                                                                   |
| <b>Fireplace:</b> No                                                   | <b>Spa:</b> No                                                                                                                        |
| <b>CoolingYN:</b> No                                                   | <b>Pets Allowed:</b> OwnerOnly,PetRestrictions                                                                                        |
| <b>PoolPrivateYN:</b> No                                               | <b>Lot Features:</b> BordersNationalForest, CityLot,<br>NearSkiArea, NearPublicTransit, SkiInSkiOut                                   |

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## Nearby Schools

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|----------------------------------------|----------------------------------------|
| <b>Middle Or Junior School:</b> Summit | <b>Elementary School:</b> Breckenridge |
| <b>High School:</b> Summit             |                                        |

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## Expenses, Fees & Taxes

|                                  |                                      |
|----------------------------------|--------------------------------------|
| <b>Association Fee:</b> \$11,304 | <b>Tax Annual Amount:</b> \$1,655.51 |
| <b>Tax Year:</b> 2024            |                                      |

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## Miscellaneous



**Association Fee Frequency:** Annually

**Community Features:**

TrailsPaths,Pool,PublicTransportation,Sauna

**Current Use:** Residential

**Exclusions:** Do Not Know

**Attribution Contact:**

alex.kimbrell@exprealty.com

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## Listing Information Courtesy of:

**Agent Name:** Alexander D. Kimbrell

**List Office Name:** eXp Realty, LLC

