



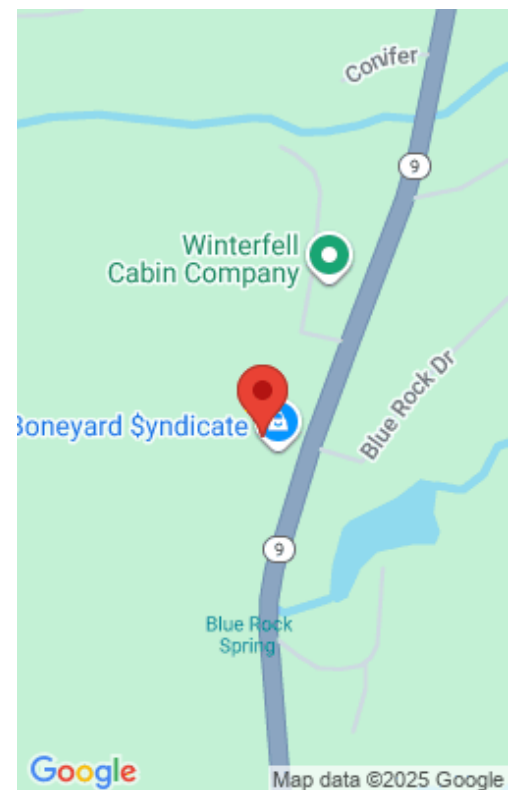
\$1,770,000

6871 CO-9, BRECKENRIDGE, CO 80424, USA

<https://www.breckmtn.com>

NEW STAIN, NEW PRICE - at \$330.96/sqft. this is the lowest price per square foot single family home in Blue River! It's is an excellent opportunity to own a mountain home full of possibilities and with no HOA! Short term rentals are allowed, with annual projections are over \$150k. Seller offering credit at closing for...

- 6 beds
- 5 baths
- SingleFamilyResidence
- Residential
- Active
- 5348, 5348 sq ft



Basics

Type: SingleFamilyResidence	Status: Active
Category: Residential	Area, sq ft: 5348, 5348 sq ft
Lot size, sq ft: 28749.6, 0.66 sq ft	Bedrooms: 6 beds
Bathrooms: 5 baths	Half baths: 0 half baths
Floors: ThreeOrMore,MultiSplit floors	OriginatingSystemName: SUMMIT
MLS ID: S1059944	Year built: 1996
Lot Size Acres: 0.66 acres	Date Added: 2025-06-20
Days On Market: 133	

Building Details

Water Source: Well	Basement: Finished,Heated
Lot Features: BordersNationalForest,NearPublicTransit	Sewer: SepticTank,PublicSewer
Construction Materials: ModularPrefab	Foundation Details: Poured
Garage Spaces: 2	Property Condition: Resale
Levels: ThreeOrMore,MultiSplit	View: TreesWoods
Subdivision Name: LEAP YEAR SUB	Virtual Tour URL Branded: https://my.matterport.com/show/?m=zHGZADK9gDV
Floor covering: Carpet, Tile, Wood	Basement: Finished, Heated
Exterior material: ModularPrefab, WoodFrame	Architectural Style: Dryer, Dishwasher, ElectricRange, Disposal, MicrowaveHoodFan, Microwave, Refrigerator, Washer, WasherDryer
Roof: Asphalt	Parcel Number: 100738
Living Area: 5348 sq ft	Waterfront: No
Heating: Yes	Land Lease: No
ViewYN: Yes	Lot Size Area: 0.66 sq ft
Bathrooms Full: 5	Open Parking: No



Amenities & Features

Parking Features: Attached,Garage, Attached,Garage	Security Features: RadonMitigationSystem
Patio & Porch Features: Deck	Utilities: ElectricityAvailable, NaturalGasAvailable, TrashCollection, CableAvailable, SewerAvailable, SepticAvailable
Fireplace Features: Gas	Fireplaces Total: 1
Furnished: Furnished	Heating: Baseboard
Features: CableTv, CeilingFans, EatInKitchen, Fireplace, FivePieceBathroom, GraniteCounters, HighCeilings, Sauna, VaultedCeilings, WalkInClosets	Interior Features: CeilingFans, EatInKitchen, FivePieceBathroom, Fireplace, GraniteCounters, HighCeilings, Sauna, CableTv, VaultedCeilings, WalkInClosets
Laundry Features: MainLevel	Fireplace: Yes
Spa: No	CoolingYN: No
Pets Allowed: Yes	PoolPrivateYN: No
Lot Features: BordersNationalForest, NearPublicTransit	

Nearby Schools

Middle Or Junior School: Summit	Elementary School: Breckenridge
High School: Summit	

Expenses, Fees & Taxes

Tax Annual Amount: \$6,816.35	Tax Year: 2024
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Miscellaneous

Community Features: TrailsPaths,PublicTransportation	Current Use: Residential
Exclusions: No	Attribution Contact: (970) 453-7000



Listing Information Courtesy of:

Agent Name: Katy Andrews **List Office Name:** RE/MAX Properties of the Summit

