

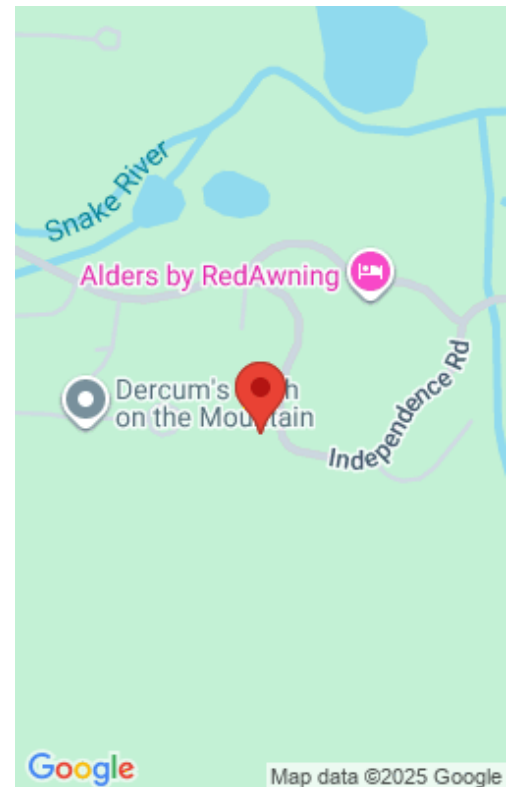


## 0736 INDEPENDENCE RD, DILLON, CO 80435, USA

<https://www.breckmtn.com>

Stunning Alders Townhome – Just in Time for Ski Season! Welcome to this beautifully-maintained 3-bedroom, 3.5-bathroom townhome with 2,263 sq ft, located in the desirable Alders neighborhood of Keystone. Offered by the original owners and never rented, this home combines comfort, luxury, and convenience—all within minutes of River Run Village. Step inside to find engineered...

- 3 beds
- 4 baths
- Townhouse
- Residential
- Active
- 2263, 2263 sq ft



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# Basics

**Type:** Townhouse

**Category:** Residential

**Lot size, sq ft:** 1598.65, 0.0367 sq ft

**Bathrooms:** 4 baths

**Total rooms:** 12

**OriginatingSystemName:** SUMMIT

**Year built:** 2018

**Date Added:** 2025-09-17

**Status:** Active

**Area, sq ft:** 2263, 2263 sq ft

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Floors:** ThreeOrMore,MultiSplit, 3 floors

**MLS ID:** S1062518

**Lot Size Acres:** 0.0367 acres

**Days On Market:** 8

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# Building Details



<b>Structure Type:</b> Townhouse	<b>Water Source:</b> Public
<b>Lot Features:</b> SprinklersInFront,Landscaped,NearSkiArea,NearPublicTransit,SeeRemarks	<b>Sewer:</b> Connected,PublicSewer
<b>Construction Materials:</b> WoodFrame	<b>Foundation Details:</b> Poured
<b>Garage Spaces:</b> 1	<b>Property Condition:</b> Resale
<b>Levels:</b> ThreeOrMore,MultiSplit	<b>View:</b> Mountains,TreesWoods
<b>Subdivision Name:</b> ALDERS TOWNHOMES	<b>Floor covering:</b> Carpet, Wood
<b>Exterior material:</b> WoodFrame	<b>Architectural Style:</b> Dryer, Dishwasher, ElectricRange, Disposal, Microwave, Refrigerator, WaterSoftener, WaterPurifier, Washer, WasherDryer
<b>Roof:</b> Asphalt	<b>Parcel Number:</b> 6518157
<b>Living Area:</b> 2263 sq ft	<b>Waterfront:</b> No
<b>Heating:</b> Yes	<b>Land Lease:</b> No
<b>ViewYN:</b> Yes	<b>Lot Size Area:</b> 0.0367 sq ft
<b>Bathrooms Full:</b> 3	<b>Open Parking:</b> No

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## Amenities & Features



**Parking Features:**  
Assigned,Attached,Garage,HeatedGarage,TwoSpaces,  
Assigned,Attached,Garage,HeatedGarage,TwoSpaces

**Spa Features:** HotTub

**Fireplace Features:** Gas

**Furnished:** Partially

**Features:** CableTv, Fireplace, PrimarySuite, SeeRemarks,  
VaultedCeilings, WalkInClosets

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

**Patio & Porch Features:**  
Deck,Patio

**Utilities:** ElectricityAvailable,  
SewerAvailable, SeeRemarks,  
WaterAvailable,  
CableAvailable,  
SewerConnected

**Fireplaces Total:** 1

**Heating:** Radiant

**Interior Features:** Fireplace,  
PrimarySuite, SeeRemarks,  
CableTv, VaultedCeilings,  
WalkInClosets

**Spa:** Yes

**Pets Allowed:** Yes

**Lot Features:**  
SprinklersInFront, Landscaped,  
NearSkiArea,  
NearPublicTransit,  
SeeRemarks

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## Expenses, Fees & Taxes

**Association Fee:** \$5,844

**Tax Annual Amount:** \$5,265.40

**Tax Year:** 2024

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## Miscellaneous

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

**Direction Faces:** West **Exclusions:** No

**Attribution Contact:** (970) 485-1214

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## Listing Information Courtesy of:



**Agent Name:** Stu Van Anderson

**List Office Name:** West + Main

