



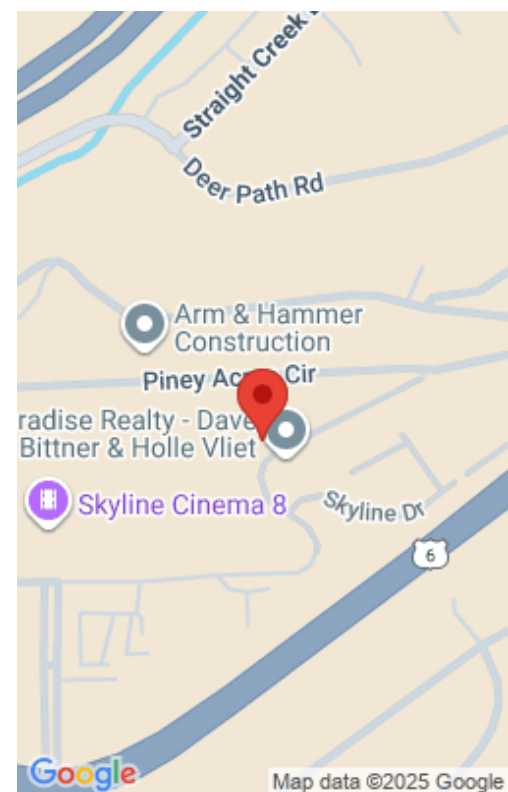
**\$1,150,000**

## **85 LOOKOUT RIDGE DR, DILLON, CO 80435, USA**

<https://www.breckmtn.com>

**SHORT-TERM RENTAL ELIGIBLE!!** Several significant differences in this townhome compared to others in the neighborhood which include the location, privacy, superior layout, and condition. Backing to HOA-owned land offers superior privacy & views of Ptarmigan Hill and surrounding mountains. Very functional floorplan with kitchen, living area, dining area, laundry, covered deck, and garage all located...

- 2 beds
- 3 baths
- Townhouse
- Residential
- Active
- 1557, 1557 sq ft



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# Basics

**Type:** Townhouse  
**Category:** Residential  
**Lot size, sq ft:** 1346, 0.0309 sq ft  
**Bathrooms:** 3 baths  
**Total rooms:** 8  
**OriginatingSystemName:** SUMMIT  
**Year built:** 1996  
**Date Added:** 2025-06-24

**Status:** Active  
**Area, sq ft:** 1557, 1557 sq ft  
**Bedrooms:** 2 beds  
**Half baths:** 0 half baths  
**Floors:** Two,MultiSplit floors  
**MLS ID:** S1060028  
**Lot Size Acres:** 0.0309 acres

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# Building Details

**Structure Type:** Townhouse  
**Lot Features:** CityLot,SeeRemarks  
**Construction Materials:** WoodSiding  
**Garage Spaces:** 1  
**Levels:** Two,MultiSplit  
**Subdivision Name:** LOOKOUT RIDGE TOWNHOMES  
**Exterior material:** WoodSiding  
  
**Roof:** Architectural,Shingle  
**Living Area:** 1557 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 2

**Water Source:** Public  
**Sewer:** Connected,PublicSewer  
**Foundation Details:** Poured  
**Property Condition:** Resale  
**View:** Mountains,TreesWoods  
**Floor covering:** Carpet, LuxuryVinyl, LuxuryVinylTile, Tile  
**Architectural Style:** Dishwasher, Disposal, GasRange, MicrowaveHoodFan, Microwave, Refrigerator, Dryer, Washer  
**Parcel Number:** 6502159  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.0309 sq ft  
**Open Parking:** No

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# Amenities & Features



**Parking Features:** Garage,ParkingPad,  
Garage,ParkingPad

**Utilities:** ElectricityAvailable,  
NaturalGasAvailable, SewerAvailable,  
TrashCollection, WaterAvailable, CableAvailable,  
SewerConnected

**Furnished:** Furnished

**Features:** Fireplace, UtilityRoom,  
VaultedCeilings

**Laundry Features:** InUnit

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** CityLot, SeeRemarks

**Patio & Porch Features:** Deck

**Fireplace Features:** Gas

**Heating:** Individual,NaturalGas,Radiant

**Interior Features:** Fireplace,  
VaultedCeilings, UtilityRoom

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Association Fee:** \$8,640

**Tax Annual Amount:** \$3,309.61

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:**  
Annually

**Community Features:** Clubhouse

**Exclusions:** No

**Attribution Contact:** dak@breckenridgeassociates.com

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## Listing Information Courtesy of:

**Agent Name:** Dak Dice

**List Office Name:** Breckenridge Associates R.E.

