



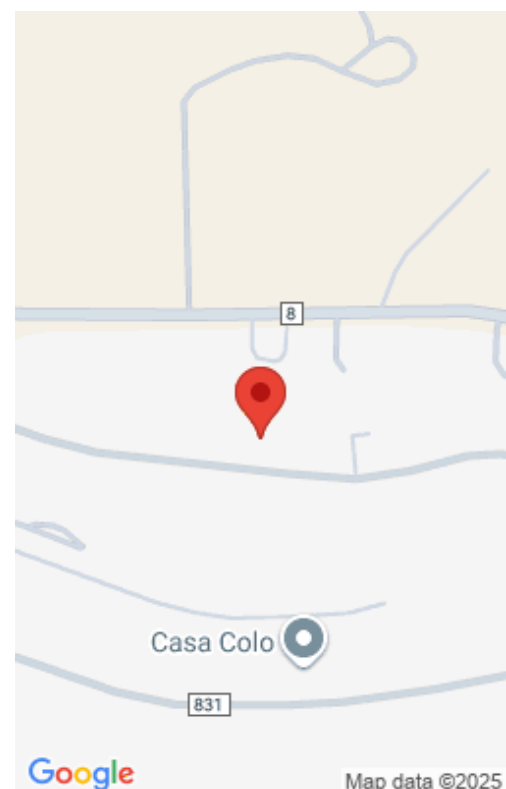
**\$700,000**

## **897 CO RD 830, FRASER, CO 80442, USA**

<https://www.breckmtn.com>

Welcome to easy mountain living, this cheerful 3-bedroom, 2.5-bath, 1,704-sq-ft townhome sits in The Hills at Winter Park Ranch. Bright, airy rooms and an open layout with abundant natural light make relaxing and entertaining a breeze. Tucked in a tranquil wooded setting with a friendly vibe, you'll feel worlds away yet perfectly placed for your...

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active
- 1704, 1704 sq ft



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# Basics

**Type:** Townhouse  
**Category:** Residential  
**Lot size, sq ft:** 1829.52, 0.042 sq ft  
**Bathrooms:** 3 baths  
**Total rooms:** 6  
**OriginatingSystemName:** SUMMIT  
**Year built:** 2007  
**Date Added:** 2025-08-29

**Status:** Active  
**Area, sq ft:** 1704, 1704 sq ft  
**Bedrooms:** 3 beds  
**Half baths:** 1 half bath  
**Floors:** Two, 2 floors  
**MLS ID:** S1062345  
**Lot Size Acres:** 0.042 acres  
**Days On Market:** 26

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# Building Details

**Water Source:** Public  
**Lot Features:** SeeRemarks  
**Construction Materials:** Frame  
**Property Condition:** Resale  
**View:** TreesWoods  
**Virtual Tour URL Branded:**  
<https://youtu.be/A4TzcBPGnO8>  
**Basement:** CrawlSpace  
**Architectural Style:** Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, SeeRemarks, Dryer, Washer  
**Parcel Number:** R305899  
**Waterfront:** No  
**Land Lease:** No  
**Lot Size Area:** 0.042 sq ft  
**Open Parking:** No

**Basement:** CrawlSpace  
**Sewer:** Connected  
**Garage Spaces:** 2  
**Levels:** Two  
**Subdivision Name:** OTHER - GRAND  
**Floor covering:** Tile, Wood  
  
**Exterior material:** Frame  
**Roof:** Architectural,Shingle  
  
**Living Area:** 1704 sq ft  
**Heating:** Yes  
**ViewYN:** Yes  
**Bathrooms Full:** 2

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# Amenities & Features



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

**Fireplace Features:** Gas

**Furnished:** Unfurnished

**Features:** Fireplace, NotApplicable

**Laundry Features:** InUnit

**Spa:** No

**Pets Allowed:** Yes

**Lot Features:** SeeRemarks

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

**Fireplaces Total:** 1

**Heating:** ForcedAir,NaturalGas

**Interior Features:** Fireplace

**Fireplace:** Yes

**CoolingYN:** No

**PoolPrivateYN:** No

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## Expenses, Fees & Taxes

**Association Fee:** \$4,740

**Tax Annual Amount:** \$3,388.92

**Tax Year:** 2024

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## Miscellaneous

**Association Fee Frequency:** Annually

**Community Features:** SeeRemarks

**Exclusions:** No

**Attribution Contact:** (970) 389-6987

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## Listing Information Courtesy of:

**Agent Name:** Anne Skinner

**List Office Name:** Keller Williams Top Of Rockies

