

Residential Agent Detail Display

General Property Information

MLS#: S1039443 Status: Active Sub-Type: Single Family

List Price: \$1,600,000 Sold Price: Bldg #:
 List Price/SqFt: \$508.10 Sold Unit #:
 Price/SqFt: Unit Entry Level: 2
 Sold Date: # Levels in Unit: 3
 Address: 30 SUNSET DRIVE # of Units:
 BRECKENRIDGE, CO 80424 Total Bldg Level: 3
 Subd/Complex: LOMA VERDE SUB Deed Restricted: No
 County: Summit



Bedrooms: 4 Total Baths: 3.0 Full Baths: 0 3/4 Baths: 3 1/2 Baths: 0
 Apx SF Living Area: 3,149 Furnished: Mostly
 Sq. Ft Source: County/Gov't ADU/Lockoff: No
 Year Built: 1981 Adj Year Built: 1990 Pets Allowed: Yes
 Loft Incl Bdrm No Loft: No Branded Tour:
 Count: Add'l Rooms: Family Room, Rec Room, See Remarks Unbranded Tour:
 Branded Video:
 Non Branded Video:

Recent: 11/15/2022 : NEW

Remarks: Paradise found & only 5 mins. to downtown Breck! Complete privacy defines this property w/ an incredible setting for your entire family to enjoy. Nicely appointed kitchen, two separate living areas & a newly re-furnished "sun room" is the perfect place to dry off when jumping out of your hot tub. Bathed in natural light, this home was built using "Double Envelope" construction for passive solar gain. Spruce Creek trailhead right up the street and easy drop-off & pick-up for skiers off Peak 10.

Interior - Exterior

Total Avg. Mo. Util.: \$427 Water Monthly: \$0 Avg. Gas Monthly: \$20 Avg. Elec. Monthly: \$407 Sewer Monthly: \$0
 Water Heating: Electric Wtr Htr Gallons: Heating: Baseboard, Electric Energy Rating: None
 Appliances: Dishwasher, Microwave, Range Electric, Range Hood, Refrigerator, Washer / Dryer, Water Filters
 Resident Features: Deck, Fireplace - Gas, Hot Tub - Private, Multi-Level, Skylight, Vaulted Ceilings, Wood Stove
 Floor Coverings: Tile, Vinyl, Wall/Wall Carpet
 Roof: Asphalt Laundry: Dryer - Electric, Washer
 Construction: Other-See Remarks, Poured In Place Foundation Gar/Parking: 2 Car Garage, Attached

HOA, Tax and Fee(s) Information

Annual Taxes: \$3,374.52 Tax Year: 2021 Transfer Tax: 0% Resort/Nbrhd Fee: \$0.00
 Assessments: None Known VAFHA: Right of Ref/#Days: No Bank:
 Assoc. Fee: \$0.00 / Mo.

Subdivision/Community Information

Location: See Remarks
 Common Facilities: None
 Public Amenities: Cross Country Trails, Golf - Public, Hiking / Pedestrian Trails

Land & Site Information

Schedule #: 2801139 Area: Breckenridge Accessibility: All Year, Unpaved Access # of Mo.:
 Lot #: 21 Water Src: Household Well Apx Lot SqFt: 35,719 Apx Lot Acreage: 0.82
 Block #: 0 Lot SqFt Sce: County/Govt Parcel #: Zoning: Single Family
 Filing #: 1 Legal Parcel: Do Not Know Ground Lease: Lot Ownership:
 Staked: Pinned: Sewer/Septic: Septic Installed
 Lot Rent: Exist Structure Existing Structure
 Available Utils: Electricity
 Docs on File: Septic Inspection, Septic Permit
 View: Meadow, See Remarks

Realtor - Management Information

Listing Office: Breckenridge Associates R.E. Office Phone: (970) 453-2200 Office Fax: (800) 878-0374
 Office Address: 229 S. Main Street, Breckenridge CO 80424
 Listing Agent: Mike W. Krueger Res Fax:
 Email: mikek@realtor.com Cell/Pager: (970) 485-1518 Listing Buyer Exclus.No
 Buyer Broker %: 3.00
 Trans Broker %: 3.00
 Variable Rate Com: No
 Other Com Rate: No
 Other Com Desc:

CoSelling Office: Office Phone: Office Fax:
 CoSelling Agent: Phone: Cell/Pager:
 CoSelling Agent Email:

Subj to Rent Contract: No CTMe Name:
 Management Co.: Phone: Occupant Type: See Remarks

Address: List Date: 11/15/2022
 Rentals: Subject to County Guidelines DOM: 12
 CDOM: 165

Possession: Delivery of Deed Will Consider Trade: No Shared Int. for Sale: 100
 Showing Instructions: Call Broker - Key Realtor Sign: Yes

Driving Directions: From Breck head S. on Hwy 9 about 2 mi., take R onto Spruce Creek Dr (NO road sign. It is 1st Rd on Right after Tarn Lake), about 1/2 mile to Lake View, turn R, quick L onto Sunset, home on L
 REALTOR Remarks: Mostly vacant and easy to show anytime. Please call our OFFICE (970-453-2200) for ALL showings. Please note this is legally a 3 bedroom home because of the septic limitations, so a max of 6 full time residents. Gas fireplace in LR runs from small propane tank, there is no natural gas here. Roads in Loma Verde sub are privately plowed.....all owners required to chip in \$tbd per year.

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