

# 350 Four Oclock ROAD Unit #B, BRECKENRIDGE, CO 80424

Listing

## Residential Agent Detail Display

### General Property Information

**MLS#: S1020931**    **Status: Active**    **Sub-Type: Condo**

**List Price:** \$735,000    **Sold Price:**    **Bldg #:** 4  
**List Price/SqFt:** \$612.50    **Sold Price/SqFt:**    **Unit #:** B  
**Address:** 350 FOUR OCLOCK ROAD #B    **Sold Date:**    **Unit Entry Level:** 2  
 BRECKENRIDGE, CO 80424    **# Levels in Unit:** 1  
**Subd/Complex:** PINE RIDGE CONDO    **# of Units:**    **Total Bldg Level:**  
**County:** Summit    **Deed Restricted:** No  
**Bedrooms:** 2    **Total Baths:** 2.0    **Full Baths:** 2    **3/4 Baths:** 0    **1/2 Baths:** 0  
**Apx SF Living Area:** 1,200    **Furnished:** Unfurnished  
**Sq. Ft Source:** County/Gov't    **Lockoff:** No  
**Year Built:** 1979    **Adj Year Built:**    **Pets Allowed:** Owners Only  
**Loft Incl Bdrm Count:** No    **Loft:** No    **Branded Tour:**  
**Add'l Rooms:** See Remarks    **Unbranded Tour:**  
    **Branded Video:**  
    **Non Branded Video:**



**Recent Remarks:** 08/09/2020 : NEW  
 Arguably the nicest location in the complex; ski right to building's entry, walk up a small flight of stairs and you are HOME! Master bedroom balcony overlooks the ski run & Sawmill Creek....zero traffic noise as you fall asleep to the sounds of the summertime creek. Living room overlooks the nicely treed courtyard w/ fire pit & common BBQ's. Main St is only 2 blocks away! Hot tub is 20 yards away, or yr-round use of outdoor pool is a pleasant 2 block stroll. AirBnb rentals = \$40,000+ (!) per yr

### Interior - Exterior

**Total Avg. Mo. Util.:** \$130    **Water Monthly:** \$0    **Avg. Gas Monthly:** \$50    **Avg. Elec. Monthly:** \$80    **Sewer Monthly:** \$0  
**Water Heating:** Electric    **Wtr Htr Gallons:**    **Heating:** Baseboard, Electric    **Energy Rating:** None  
**Appliances:** Dishwasher, Disposal, Microwave / Hood Combo, Range Electric, Refrigerator, Washer / Dryer  
**Interior Amenities:** Cable Available, Deck, Fireplace - Gas, Wired for Cable  
**Floor Coverings:** Tile, Wall/Wall Carpet  
**Roof:** Asphalt    **Laundry:** Dryer - Electric, Washer  
**Construction:** Other-See Remarks    **Gar/Parking:** 2 Car Assigned, Surface

### HOA, Tax and Fee(s) Information

**Annual Taxes:** \$2,566.27    **Tax Year:** 2019    **Transfer Tax:** 1%    **Resort/Nbrhd Fee:** \$0.00  
**Assessments:** None Known    **VAFHA:**    **Right of Ref/#Days:** No    **Bank:**  
**Assoc. Fee:** \$487.00 / Mo.  
**Assoc. Fee Incl.:** Cable Tv, Common Area Maintenance, Common Taxes, Insurance, Internet / Wi-Fi, Snow Removal, Trash Pickup, Water / Sewer

### Subdivision/Community Information

**Location:** Alpine Ski In, Bus Route, In Town, Walk to Slopes  
**Common Facilities:** Fitness Room, Front Desk, Hot Tub - Common, Pool, See Remarks, BBQ Area, Ski Storage, OnBusLine  
**Public Amenities:** Community Center, Cross Country Trails, Golf - Public, Hiking / Pedestrian Trails

### Land & Site Information

**Schedule #:** 302302    **Area:** Breckenridge    **Accessibility:** All Year, Paved    **Access # of Mo.:**  
**Lot #:** B    **Water Src:** Municipal / Public    **Apx Lot SqFt:**    **Apx Lot Acreage:**  
**Block #:** 4    **Lot SqFt Sce:**    **Parcel #:**    **Zoning:** Multi-Family  
**Filing #:**    **Legal Parcel:** Do Not Know    **Ground Lease:**    **Lot Ownership:**  
**Staked:**    **Pinned:**    **Sewer/Septic:** Connected to Sewer  
**Lot Rent:**    **Exist Structure:** Existing Structure  
**Available Utils:** Cable Tv, City Sewer, City Water, Electricity, Gas, Snow Removal, Trash Pickup  
**Docs on File:** See Remarks  
**View:** Mountains, 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 Excl.:** No  
    **Buyer Broker %:** 3.00  
    **Trans Broker %:** 3.00  
    **Variable Rate Com:** No  
    **Other Com Rate:** No

**Subj to Rent Contract:** No    **CTMe Name:**  
**Management Co.:**    **Phone:**  
    **Occupant Type:** See Remarks    **Rentals Allowed:**  
    **List Date:** 08/08/2020  
**Address:**    **DOM:** 1  
**HOA Website:**    **CDOM:** 1  
**HOA Username:**    **HOA Password:**    **Shared Int. for Sale:** 100  
**Possession:** Delivery of Deed    **Will Consider Trade:** No    **Realtor Sign:** No  
**Showing Instructions:** Appointment Only, See Realtor Remarks

**Driving Directions:** In downtown Breck, head west/uphill on Four O'Clock road and take second entrance into Pine Ridge, must pick up key at Front Desk of Pine Ridge. Easy walk over to building 4, north/east of front desk  
**REALTOR Remarks:** Vacant & easy to show. Must set up ALL showings through my front desk at 970-453-2200. ONLY available to show when front desk of Pine Ridge is open (9am - 5pm seven days a week). Most appliances new as of 2019, water heater installed 2020. Please follow COVID procedures, wear mask, minimize contact, etc. Please remove shoes when showing. Keys to Upper Village pool are hanging near front door.

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