



## Client Synopsis - Residential

Residential

Client Synopsis Report

November 01, 2018

**MLS#:** S1011403 **Status:** Active **Sub-Type:** Duplex  
**List Price:** \$2,850,000 **List Price/SqFt:** \$1,040.53 **Area:** Breckenridge  
**Address:** 18 WEST POINT LODE BRECKENRIDGE, CO 80424 **Year Built:** 2017  
**Subd/Complex:** SHOCK HILL OVERLOOK **Adj Year Built:** County: Summit  
**Furnished:** Mostly **Apx SF Living Area:** 2,739 **Unit #:**  
**Schedule #:** 6517526 **Sq. Ft Source:** County/Gov't # **Levels in Unit:** 3  
**Bedrooms:** 4 **Loft:** No **Loft Incl Bdrm Count:**  
**Full Baths:** 2 **3/4 Baths:** 2 **1/2 Baths:** 1  
**Zoning:** Duplex **Occupancy:** Vacant  
**Apx Lot SqFt:** 4,792 **Apx Lot Acreage:** 0.11 **Lot SqFt Source:** County/Govt  
**Annual Taxes:** 7,223.06 **Tax Year:** 2017 **Transfer Tax:** 1%



**Assoc. Fee:** \$550.00/ Mo. **Resort/Nbrhd Fee:** \$0 **Bldg #:** **Units in Complex:**  
**Lot #:** 8A **Block #:** 0 **Filing #:** 1 **Lot Ownership:**  
**Legal Description:** LOT 8A SHOCK HILL OVERLOOK **Legal Parcel:** Yes  
**Avg. Gas Monthly:** \$100 **Avg. Elec. Monthly:** \$100 **Water Monthly:** \$50 **Sewer Monthly:** \$50  
**Total Avg. Mo. Util.:** 300 **Heating:** Natural Gas, Radiant **Assessments:** None Known  
**Avail Util:** City Sewer, City Water, Electricity, Gas, Satellite, Snow Removal, Trash Pickup  
**Appliances:** Dishwasher, Disposal, Microwave, Range Gas, Refrigerator, Wall Oven, Warming Oven, Washer / Dryer, Wine Cooler  
**View:** Mountains, Ski Slopes **Location:** Alpine Ski In, Alpine Ski Out, Nordic Ski In/Out, Walk to Slopes  
**Public Amenities:** Cross Country Trails, Hiking / Pedestrian Trails  
**Interior Amenities:** Deck, Fireplace - Gas, Hot Tub - Private, Multi-Level, Patio, Vaulted Ceilings **Gar/Parking:** 2 Car Garage, Attached

Virtual Tour:

Video:

**Remarks:** An opportunity for your buyers to live at one of the most coveted luxury homes in Breckenridge. Steps from the mid-station of BreckConnect Gondola, hiking & biking trails are right out the front door, & main street is a short walk down Ski Hill Rd. This spectacular 4 bed, 4 1/2 bath home is vacant & easy to show. No need for your buyers to wait on new construction, this home is available NOW. Many upgrades VS the most recent comp sale, & home is fully furnished. Resort living at its very finest.

### Brought to you by:

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Prepared By: Meredith Amon - LIV SOTHEBY'S I.R.. Generated on 11/01/2018 8:11:19 AM

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