

# \$1,690,000 - 81 Blue Rock Drive, Blue River

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MLS® #S1049325

**\$1,690,000**

4 Bedroom, 3.00 Bathroom, 2,461 sqft

Residential on 0.47 Acres

BLUE ROCK SPRINGS SUB, Blue River, CO

Located just a 5-minute drive from the esteemed Breckenridge Ski Area and the bustling downtown, this property stands as an exceptional offering that combines residential luxury with potential income generation. It encompasses a primary residence featuring four bedrooms and three bathrooms, alongside a two-car garage for enhanced convenience and security. An additional asset is the adjoining one-bedroom condo, which not only presents a viable opportunity for short-term rental income but also boasts a balcony, offering an inviting outdoor space for relaxation and enjoyment of the surrounding views. This feature enhances the condo's appeal to investors seeking to capitalize on Breckenridge's attractive vacation rental market. The property also includes a private hot tub, facilitating relaxation and leisure, with the added advantage of all furniture being included, ensuring a seamless transition for new owners. This offering is tailored for discerning buyers looking for a sophisticated blend of comfort, strategic location, and investment potential in the heart of Breckenridge, with the added allure of outdoor living space in the condo unit.



Built in 2009

## Essential Information

MLS® #	S1049325
Price	\$1,690,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,461
Acres	0.47
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Style	Cabin
Status	Closed

### **Community Information**

Address	81 Blue Rock Drive
Area	Breckenridge
Subdivision	BLUE ROCK SPRINGS SUB
City	Blue River
County	Summit
State	CO
Zip Code	80424

### **Amenities**

Utilities	Trash Collection, Septic Available
Parking	Garage
# of Garages	2
View	Trees/Woods

### **Interior**

Interior	Stone
Interior Features	Fireplace
Appliances	Built-In Oven, Dryer, Dishwasher, Electric Cooktop, Disposal, Microwave Hood Fan, Microwave, Refrigerator, Washer
Heating	Radiant
Fireplace	Yes
Fireplaces	Gas
Basement	None

### **Exterior**

Lot Description	See Remarks
Roof	Composition

**School Information**

Elementary	Breckenridge
Middle	Summit
High	Summit

**Additional Information**

Date Listed	May 25th, 2024
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**Listing Details**

Listing Office	MODUS Real Estate
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