

\$1,249,000 - 267 County Road 628, Blue River

MLS® #S1051154

\$1,249,000

5 Bedroom, 3.00 Bathroom, 3,371 sqft

Residential on 0.51 Acres

39 DEGREES NORTH SUB, Blue River, CO

Welcome to your mountain retreat just outside of Breckenridge. This charming home offers unparalleled potential for savvy investors and home renovators, and represents the least expensive single family home in Summit County*. Yet, it's already extremely livable and nice as is, providing a comfortable retreat that you can enjoy immediately. This home offers a blend of rustic charm and mountain ambiance, nestled in the heart of Colorado's breathtaking mountains. Step inside to discover natural pine throughout, vaulted beamed ceilings and skylights that bathe the living areas in natural light. Enjoy the expansive 270-degree wrap-around deck, where breathtaking mountain views, including the iconic Quandary Peak, provide a stunning backdrop year-round. New knotty solid alder doors throughout, and new windows upstairs. Hot tub hookup in place, with multiple placement options including the perched deck with mountain views, or the cozy ambiance under a covered deck downstairs. Enjoy evenings around the wood-burning stove in the living room. The main level features a sun-drenched sunroom and a practical mudroom, perfect for storing gear after a day of skiing or outdoor adventure. Multiple living spaces including breakfast nook, bedrooms in the main living area, and more downstairs. The finished basement boasts a separate entrance, offering flexibility as a private guest suite or rental opportunity. French doors walk out to a lower deck and serene yard with pine trees lining the



perimeter. Heated storage room. With substantial equity potential and income possibilities, this home presents a rare opportunity to own a slice of mountain paradise. Schedule your showing today and make this picturesque Colorado mountain home yours!

* Based on price per sq ft non deed restricted

Built in 1981

Essential Information

MLS® #	S1051154
Price	\$1,249,000
Bedrooms	5
Bathrooms	3.00
Full Baths	1
Square Footage	3,371
Acres	0.51
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	267 County Road 628
Area	Breckenridge
Subdivision	39 DEGREES NORTH SUB
City	Blue River
County	Summit
State	CO
Zip Code	80424

Amenities

Utilities	Cable Available, Septic Available
Parking	Parking Pad
View	Mountain(s), Trees/Woods

Interior

Interior	Carpet, Tile
Interior Features	Atrium, Cable TV, Vaulted Ceiling(s)
Appliances	Dryer, Electric Cooktop, Electric Range, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Baseboard
Fireplaces	Wood Burning Stove
# of Stories	3
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	See Remarks
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	June 28th, 2024
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Listing Details

Listing Office	Cornerstone Real Estate Co.
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