

# \$875,000 - 601 Village Road 13050, Breckenridge

MLS® #S1055710

## \$875,000

2 Bedroom, 2.00 Bathroom, 1,089 sqft  
Residential on 0.88 Acres

BEAVER RUN CONDO, Breckenridge, CO

This Ski-in/Ski-out 2-bedroom townhome-style, with vaulted ceilings, natural light and huge views, this residence offers an unbeatable location in the highly sought-after Resort Zone, with no rental restrictions. This condo is move-in ready and ideal for enjoying everything Beaver Run has to offer. Owners enjoy a wealth of year-round amenities, including a front desk, multiple pools & hot tubs, shuttle service, restaurants, fitness center, conference facilities, arcade, tennis and pickleball court, 24-hour security, ski storage, and a newly remodeled deli with Starbucks. Direct access to the Beaver Run Super Chair lift, as well as hiking and mountain biking trails, makes this property a dream for outdoor enthusiasts. After a day of adventure, unwind at the on-site spa with a massage, facial, or curated package. As the largest conference facility in Breckenridge, Beaver Run drives consistent rental income, offering an excellent investment opportunity. Owners also benefit from shared ownership of the 40,000-square-foot conference center. An easy walk to downtown historic Breckenridge for dining, shopping and entertainment. Enjoy hot cocoa by the woodburning fireplace and relax on the deck overlooking the ski area. Gross equalized rentals for 2023 were \$69,647.



Built in 1980

## Essential Information

MLS® #	S1055710
Price	\$875,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.88
Year Built	1980
Type	Residential
Sub-Type	Condominium
Status	Closed

### **Community Information**

Address	601 Village Road 13050
Area	Breckenridge
Subdivision	BEAVER RUN CONDO
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

### **Amenities**

Amenities	Fitness Center, Ski Storage, Transportation Service
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Trash Collection, Water Available, Cable Available, Sewer Connected
Parking	Unassigned
View	Ski Area, Southern Exposure
Has Pool	Yes
Pool	Community

### **Interior**

Interior	Carpet, Tile
Interior Features	Fireplace, Cable TV, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Disposal, Microwave Hood Fan, Microwave, Refrigerator
Heating	Baseboard, Central, Hot Water
Fireplace	Yes
Fireplaces	Wood Burning

## Exterior

Exterior	Concrete, Steel
Lot Description	City Lot, Near Public Transit, Ski In /Ski Out
Roof	Membrane
Construction	Concrete, Steel
Foundation	Poured

## Additional Information

Date Listed	January 1st, 2025
HOA Fees	24192
HOA Fees Freq.	Annually

## Listing Details

Listing Office	Real Estate of the Summit
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