

# \$1,300,000 - 6657 Highway 9, Blue River

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MLS® #S1056014

**\$1,300,000**

3 Bedroom, 3.00 Bathroom, 1,593 sqft

Residential on 0.56 Acres

LEAP YEAR SUB, Blue River, CO

Welcome to this completely remodeled 3-bedroom, 3-bathroom mountain retreat surrounded by towering pine trees adjacent to national forest land and adventure to endless outdoor activities—hiking, biking; this half-acre offers, room for 6+ cars for parking, a shed for gear storage, separate entrance to enclosed workshop/storage, room to add a garage and plans easy access to skiing, dining, and shopping just a 4 minute drive from Breckenridge. The Summit Stage bus stop to Breckenridge is located roughly 1,000 feet away.

Step into the warm and inviting interior, featuring an open floor plan, vaulted ceilings, ceiling fans, alder wood trim, granite countertops, and bamboo hardwood, travertine tile, and luxury vinyl tile flooring throughout. Enjoy cozy evenings by the wood-burning stove or gather in the spacious kitchen with a large island, alder cabinetry, and stainless steel appliances.

The spacious outdoor space is a true showstopper! Relax under the Edison bulb-lit patio, where you can enjoy music with wireless rock-wall speakers, grill on the built-in BBQ, or unwind by the firepit under the starry sky. For a little friendly competition, test your skills at the horseshoe pit. Septic system permitted for 3 bedrooms.

Whether you're looking for a full-time residence, vacation home, or rental investment, this mountain escape has it all. Schedule your showing today!



Built in 1981

## Essential Information

MLS® #	S1056014
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,593
Acres	0.56
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	6657 Highway 9
Area	Breckenridge
Subdivision	LEAP YEAR SUB
City	Blue River
County	Summit
State	CO
Zip Code	80424

## Amenities

Utilities	Electricity Available, Natural Gas Available, Trash Collection, Cable Available, Sewer Available, Septic Available
Parking	Driveway, Parking Pad, RV Access/Parking, See Remarks
View	Meadow, Mountain(s), Trees/Woods

## Interior

Interior	Bamboo, Luxury Vinyl, Luxury Vinyl Tile, Tile
Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Cable TV, Vaulted Ceiling(s), Wood Burning Stove
Appliances	Dishwasher, Electric Range, Disposal, Microwave Hood Fan, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Fireplaces	Wood Burning Stove

## Exterior

Exterior	Wood Frame
Lot Description	Borders National Forest, Landscaped, Level, Many Trees
Roof	Metal
Construction	Wood Frame
Foundation	Poured

### **Additional Information**

Date Listed                February 5th, 2025

### **Listing Details**

Listing Office            Re/Max Properties/69



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