

\$610,000 - 640 Village Road 4313, Breckenridge

MLS® #S1056077

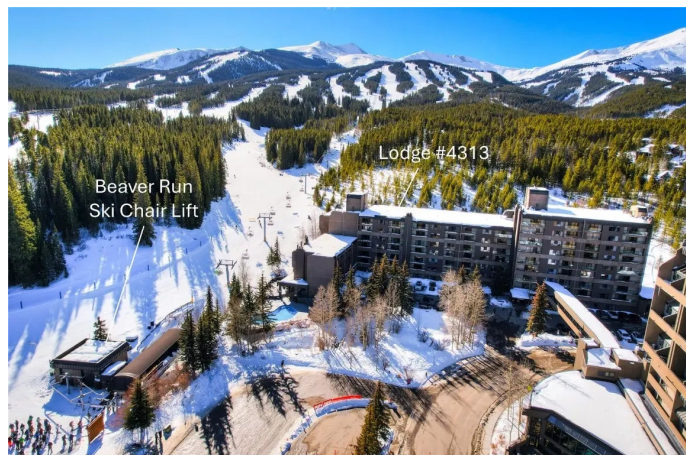
\$610,000

1 Bedroom, 1.00 Bathroom, 617 sqft

Residential on 4.45 Acres

BEAVER RUN CONDO, Breckenridge, CO

Own your own slopeside, ski-in, ski-out retreat just 50 yards from the Breckenridge Ski Resort chair lift, with annualized gross rental income surpassing \$55K in 2024. Take in mountain views from your private balcony or unwind by the fireplace in the living room. The ground-floor ski locker and boot room, multiple pools and hot tubs, elevators, and heated garage parking with EV charging stations offer the ultimate convenience. With complimentary resort shuttles at your service, you won't need a car—shuttles take you wherever you need to go in Breckenridge. Main Street is just a short stroll or bike ride away, putting the charm and vibrancy of downtown within easy reach. Beaver Run's amenities are second to none, including a full-service spa, fitness room, laundry, on-site dining and mini mart, tennis, volleyball, mini-golf, arcade, security, and more. This Colorado Suite in Building 4 offers a sought-after floorplan, featuring a private sleeping alcove (non-conforming bedroom) and a queen sleeper sofa for added flexibility. The modern bathroom provides spacious, separate zones for the toilet, expansive vanity, and a generous walk-in shower—maximizing both privacy and function for multiple guests. Ownership is effortless with all utilities included in the association dues, along with attentive on-site management and daily guest reception. Discerning investors will appreciate this ideal combination of a timeless slopeside retreat in the "Resort Zone" and the exclusive advantages of short-term renting year-round,



at Breckenridgeâ€™s only full-service, on-mountain, conference center and resort property. Check out the video walkthrough and inquire for more information, today!

Built in 1985

Essential Information

MLS® #	S1056077
Price	\$610,000
Bedrooms	1
Bathrooms	1.00
Square Footage	617
Acres	4.45
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	640 Village Road 4313
Area	Breckenridge
Subdivision	BEAVER RUN CONDO
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

Amenities

Amenities	Fitness Center, Ski Storage, Tennis Court(s), Transportation Service
Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Trash Collection, Water Available, Cable Available, Sewer Connected
Parking	Underground, Garage, Heated Garage
View	City, Meadow, Mountain(s), Ski Area, Southern Exposure, Trees/Woods
Has Pool	Yes
Pool	Community

Interior

Interior	Carpet, Tile
Interior Features	Eat-in Kitchen, Elevator, Fireplace, Granite Counters, Open Floorplan, See Remarks, Cable TV
Appliances	Bar Fridge, Dishwasher, Electric Cooktop, Microwave
Heating	Common
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Exterior

Exterior	Concrete, Steel
Lot Description	Borders National Forest, City Lot, Near Ski Area, Near Public Transit, Ski In /Ski Out, See Remarks
Roof	Membrane
Construction	Concrete, Steel
Foundation	Poured

Additional Information

Date Listed	February 3rd, 2025
HOA Fees	13704
HOA Fees Freq.	Annually

Listing Details

Listing Office	Re/Max Properties/69
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Listing information last updated on October 30th, 2025 at 8:06pm MDT