

\$1,350,000 - 805 Columbine Road 106, Breckenridge

MLS® #S1056291

\$1,350,000

2 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential

TANNENBAUM BY THE RIVER,
Breckenridge, CO

(Zone 1) Short-Term Rentals Allowed. This immaculate 2BD/3BA corner condo is one of Breckenridge's rarest finds, sitting right above the scenic Blue River and just a short walk to the ski lift and Main Street. Step inside and be captivated by the abundance of natural light pouring through wraparound windows, offering soothing river views and an unparalleled sense of tranquility. Guests cannot say enough about the sound of the river whether the windows are open, or you are out on the balcony.

Professionally decorated and fully furnished, this unit features luxurious Provenza wood floors and custom furniture throughout. Both bedrooms offer extra space for comfort, and a dedicated ski locker just outside your door makes gear storage effortless. Enjoy year-round access to a heated pool and outdoor hot tubs, all while benefiting from incredibly low HOA dues that cover most utilities. With projected gross rental income exceeding \$65K annually, this is not just a dream getaway, it's a smart investment. (AVAILABLE TO SHOW 03/08 - 03/12)



Built in 1971

Essential Information

MLS® #	S1056291
Price	\$1,350,000
Bedrooms	2

Bathrooms	3.00
Full Baths	3
Square Footage	1,332
Year Built	1971
Type	Residential
Sub-Type	Condominium
Status	Closed

Community Information

Address	805 Columbine Road 106
Area	Breckenridge
Subdivision	TANNENBAUM BY THE RIVER
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

Amenities

Amenities	Ski Storage
Utilities	Electricity Available, Natural Gas Available, Sewer Available, Trash Collection, Water Available, Cable Available, Sewer Connected
Parking	Parking Pad, Unassigned
View	River, Creek/Stream
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior	Carpet, Tile, Wood
Interior Features	Fireplace
Appliances	Dryer, Dishwasher, Electric Range, Disposal, Microwave Hood Fan, Microwave, Refrigerator, Washer, Washer/Dryer
Heating	Baseboard, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior	Wood Frame
Lot Description	Borders National Forest, City Lot, Near Ski Area, Near Public Transit, Stream/Creek

Roof	Asphalt
Construction	Wood Frame

Additional Information

Date Listed	February 24th, 2025
HOA Fees	9300
HOA Fees Freq.	Annually

Listing Details

Listing Office	Breckenridge Associates R.E.
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