

# \$950,000 - 631 Village Road 36450, Breckenridge

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MLS® #S1056943

**\$950,000**

2 Bedroom, 3.00 Bathroom, 1,230 sqft

Residential on 0.88 Acres

BEAVER RUN CONDO, Breckenridge, CO

This stunning two-bedroom condo at Beaver Run Resort offers an unbeatable ski-in/ski-out location ensuring easy access to world-class skiing, while the charming streets of downtown Breckenridge are just a short walk away for dining, shopping, and entertainment. From the living area, you'll be captivated by panoramic views making it a serene retreat after a day on the slopes. Inside the residence is a warm and inviting atmosphere, highlighted by a wood-burning fireplace and granite countertops in the kitchen. Beaver Run Resort enhances the experience with a wealth of amenities, including 24-hour front desk service, multiple pools and hot tubs, a complimentary shuttle, on-site restaurants, conference facilities, a fully equipped fitness center, a family-friendly arcade, tennis court, and much more. With everything at your fingertips, there's something for everyone to enjoy. Situated within the "Resort Zone" this condo is rental-ready, managed with ease and delivered an impressive \$73,064 in gross rental income in 2023. This property offers a bonus half bath on the main living area, not typical of this style unit.



Built in 1981

## Essential Information

MLS® # S1056943

Price \$950,000

|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,230       |
| Acres          | 0.88        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Closed      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 631 Village Road 36450 |
| Area        | Breckenridge           |
| Subdivision | BEAVER RUN CONDO       |
| City        | Breckenridge           |
| County      | Summit                 |
| State       | CO                     |
| Zip Code    | 80424                  |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Fitness Center, Ski Storage, Tennis Court(s)                                                                                 |
| Utilities | Electricity Available, Phone Available, Sewer Available, Trash Collection, Water Available, Cable Available, Sewer Connected |
| Parking   | Electric Vehicle Charging Station(s), Community Structure                                                                    |
| View      | Mountain(s), Ski Area, Southern Exposure, Trees/Woods                                                                        |
| Has Pool  | Yes                                                                                                                          |
| Pool      | Community                                                                                                                    |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior          | Carpet, Tile                                                                                       |
| Interior Features | Fireplace, Jetted Tub, Cable TV                                                                    |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Disposal, Microwave Hood Fan, Microwave, Refrigerator |
| Heating           | Baseboard, Central, Hot Water                                                                      |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Wood Burning                                                                                       |
| # of Stories      | 8                                                                                                  |

**Exterior**

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

**School Information**

|            |              |
|------------|--------------|
| Elementary | Breckenridge |
| Middle     | Summit       |
| High       | Summit       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| HOA Fees       | 27323           |
| HOA Fees Freq. | Annually        |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Real Estate of the Summit |
|----------------|---------------------------|



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