

MLS#: S1052922
Status: Pending
Sub-Type: Single Family

Residential Client Detail Display
36 RIVERWOOD DRIVE
BRECKENRIDGE, CO 80424

List Price: \$2,500,000
List Price/SqFt: \$746.49

Subd/Complex: RIVERWOOD SUB
County: Summit

Bldg #:
Unit #:

Bedrooms: 4 Main Level Beds:
Total Baths: 5.0 Apx SF Liv Area: 3,349
Full Baths: 2 Sq. Ft Source: Appraiser
3/4 Baths: 2 Year Built: 2003
1/2 Baths: 1 Adj Year Built:

Unit Entry Level:
Levels in Unit: 3
of Units:
Total Bldg Level:
Deed Restricted: No
Rentals Allowed: Yes
Pets Allowed: Yes

Loft: No Furnished: Mostly
Loft Incl Bdrm Count: Lockoff: Yes
Basement:
Add'l Rooms: Kitchen / Family Room Combo



Located within walking distance to downtown Breckenridge and also right the free bus route this charming Breckenridge 4 bedroom 4.5 bathroom mountain home includes a fully approved accessory dwelling unit with its own direct privacy entrance for income generation or additional guest accommodation. Riverwood Subdivision consists of 14 higher end homes near the Blue River and within Lower Warrior's Mark Neighborhood. Vaulted ceilings, wood flooring, granite counters, high end appliances, double oven, new hot tub on patio, bbq deck, main floor sound system, 2 car attached garage. Excellent location if you want convenience and easy access to all that recreation and entertainment that Breckenridge has to offer.

Interior - Exterior

Total Avg. Mo. Util.: \$494 Water Monthly: \$59 Avg. Gas Monthly: \$199 Avg. Elec. Monthly: \$199 Sewer Monthly: \$37
Water Heating: Gas Wtr Htr Gallons: Heating: Forced Air, Natural Gas Energy Rating: Unknown
Appliances: CookTopGas, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Washer / Dryer
Interior Features: Cable Available
Residential Features: Deck, Fireplace - Gas, Hot Tub - Private, Vaulted Ceilings Fireplaces Total:
Floor Coverings: Tile, Wall/Wall Carpet, Wood
Roof: Architectural Shingles Laundry: Dryer, Washer
Construction: Poured In Place Foundation Gar/Parking: 2 Car Garage
Green Energy Efficient:

HOA, Tax and Fee(s) Information

Annual Taxes: \$10,735.11 Tax Year: 2023 Transfer Tax: 1% Resort/Nbrhd Fee: \$0
Assessments: None Known VAFHA: Right of Ref/ #Days: No Bank:

Association 1

Association Name: Fee/Freq: \$200 / Yr. Transfer Fee:
Management Type: Phone/URL: /
Restrictive Covenants: Other
Assoc. Fee Includes: Maintenance Grounds

Subdivision/Community Information

Location: Bus Route, In Town
Common Facilities: OnBusLine
Public Amenities: Golf - Public, Hiking / Pedestrian Trails
Elementary School: Middle/Junior: High School:

Land & Site Information

Schedule #: 500721 Area: Breckenridge Accessibility: All Year Access # of Mo.:
Lot #: 3 Water Src: Municipal / Public Apx Lot SqFt: 20,909 Apx Lot Acreage: 0.48
Block #: 0 Lot SqFt Sce: County/Govt Parcel #: Zoning: Single Family
Filing #: 0 Legal Parcel: Yes Ground Lease: Lot Ownership:
Staked: Pinned: Sewer/Septic: Connected to Sewer
Lot Rent: Exist Structure: Existing Structure Water Included: Well Type:
Available Utils: Cable Tv, Electricity Available, City Sewer, City Water, Natural Gas Available, Gas, Sewer Connected, Trash Pickup
Lot Features:
Road Surface: Paved Road Frontage Type: Road Responsibility: Public Maintained Road
Docs on File: Financials, Ilc Direction Faces:
View: See Remarks
DOM: 1
Special Taxing District YN: No Special Taxing District URL:

Driving Directions: South on Main Street. Right at last traffic light onto Broken Lance Dr. Left again onto Broken Lance Drive. Keep on Broken Lance. GO PAST RIVERWOOD DRIVE ON LEFT, home is directly past Riverwood Drive on left. Private driveway. Home located behind Riverwalk boulder sign.



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