



**\$3,350,000**

## **WATERFRONT 1 WAY, AVON, CO, 81620**

<https://resortdevelopmentmarketing.com>

Welcome to your exclusive mountain sanctuary nestled amidst the Rocky Mountains at the Riverfront Lodge. Spanning 1,440 sq ft, this 3 bdrm, 2 bth condo boasts over \$600k in custom upgrades like no other unit in the building! The open-concept living area is bathed in natural light & panoramic ski hill views, creating an inviting ambiance for both relaxation & entertainment. High-end finishes adorn every corner, creating an atmosphere of refined elegance. The heart of this condo is undoubtedly the gourmet chef's kitchen. It is equipped with top-of-the-line SS appliances, Dolomite countertops, a professional-grade range, oven and wine fridge. The spacious island offers additional seating for casual dining or entertaining guests. Also featured are 3 bdrms, each offering a peaceful retreat. The owner's suite is a sanctuary of comfort, with walk-in closet and luxurious bthrm with double sinks and large shower. The 2nd and 3rd bdrms are equally well-appointed, with easy access to the adjacent full bath. Owners will enjoy access to VIP amenities like front desk service, ski valet, dedicated owner storage, 1 parking spot, and walk to the Beaver Creek gondola. Indulge in a relaxing soak in the onsite hot tub or take a refreshing dip in the 1 Riverfront pool, all while enjoying panoramic views of the surrounding mountains. The neighboring 5-star Westin Hotel offers tantalizing restaurants and the renowned Spa Anjali for the ultimate pampering experience. Optional Westin Club Membership provides access to the fitness center, heated pool and discounts on F&B. Conveniently located near world-class skiing, hiking trails, and outdoor recreation, this condo offers endless opportunities for adventure and exploration. This unit earns the highest rental income in the building. Multiple Owner lock-offs throughout unit. Don't miss your chance to make this exquisite retreat your own.

- 3 beds
- 1 bath
- Condominium
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Total rooms:** 7

**Lot size:** 0.04 sq ft

**Subdivision Name:** Riverfront Lodge

**Bathrooms Full:** 1

**Rooms Total:** 7

**County:** Eagle

**Type:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Floors:** 1 floor

**Year built:** 2019, 2019

**Agent Full Name:** Daniel Fortune

**Lot Size Acres:** 0.04 acres

**Zoning:** RMF

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## Building Details

**Building Area Total:** 1521 sq ft **Construction Materials:** Frame, Stone, Stucco, Wood Siding

**Heating:** Forced Air

**Stories:** 1

**Roof:** Metal

**Foundation Details:** Poured in Place

**Levels:** One

**Floor covering:** Carpet, Tile, Wood

**Parking:** 1

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## Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Front Desk, On Site Management, Pool, Spa/Hot Tub

**Waterfront Features:** River Front

**Garage Spaces:** 1

**Appliances:** Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler

**Patio And Porch Features:** Patio

**Amenities:** Front Desk, On Site Management, Pool, Spa/Hot Tub

**Pool Features:** Outdoor Pool

**Utilities:** Cable Available, Electricity Available, Internet, Natural Gas Available, Trash, Water Available

**Parking Features:** Attached Garage, Covered, Heated Garage, Unassigned, Underground

**Fireplace Features:** Electric

**WaterSource:** Public

**Interior Features:** Elevator, Fireplace - Electric, Pool, Spa/Hot Tub, Balcony

**Cooling:** Central Air

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## Fees & Taxes

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Common Area Maintenance, Electricity, Gas, Heat, Trash, Water

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** 1031 Exchange, Cash, New Loan

**Special Listing Conditions:** None

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## Courtesy of

**List Office Name:** EXP Realty, LLC

