



**\$1,615,000**

## **46 VISTA BARRANCO, MINTURN, CO 81645, USA**

<https://resortdevelopmentmarketing.com>

**BUYER INCENTIVE FLOOR PACKAGE** Limited Time Only For The First 5 Buyers - Upgraded Flooring Value \$24,915. An amazing opportunity to have a charming new construction single-family in between Vail and Beaver Creek resorts. Surrounded by stunning vistas and wonderful hiking trails, the outdoors is your neighbor. With Martin Creek Trailhead in your back yard, it's hard to beat this location. Belden Place provides 17 options to upgrade and personalize this great residence, but the Standard Finish level is impressive in its own right. Offering A/C, great finish level and a charming deck with a huge view, this is a fantastic opportunity to call the small-town charm of Minturn your home base in the mountains. The heated garage offers a 1-car garage plus 2 exterior parking spaces! This is a free-market property that is subject to the Town of Minturn Short Term Rental Code Article 7. Expected delivery Fall of 2025.

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Pending



**Mick Kelly**



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 4 baths

**Floors:** 4 floors

**Year built:** 2025, 2025

**Agent Full Name:** Mick Kelly

**Lot Size Acres:** 0 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 0 sq ft

**Subdivision Name:** Belden Place

**Bathrooms Full:** 4

**Zoning:** PUD

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## Building Details

**Building Area Total:** 2048 sq ft

**Heating:** Forced Air, Natural Gas

**Roof:** Asphalt

**Floor covering:** Vinyl

**Construction Materials:** Other

**Stories:** 4

**Foundation Details:** Poured in Place

**Parking:** 3

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## Amenities & Features

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

**Utilities:** Cable Available, Electricity Available, Sewer Available, Trash, Water Available

**Parking Features:** Attached Garage

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Lot Features:** See Remarks

**Amenities:** See Remarks

**Flooring:** Vinyl

**Association Amenities:** See Remarks

**Garage Spaces:** 1

**Interior Features:** Balcony, See Remarks

**Cooling:** Central Air

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## Fees & Taxes



**Association Fee Frequency:** Monthly

**Association Fee Includes:** Common Area Maintenance, Insurance, Management, Snow Removal

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## Miscellaneous

**Attribution Contact:** 970.376.5617

**Special Listing Conditions:** None

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## Courtesy of

**List Office Name:** LIV Sotheby's Int Realty Beaver Creek Village

