



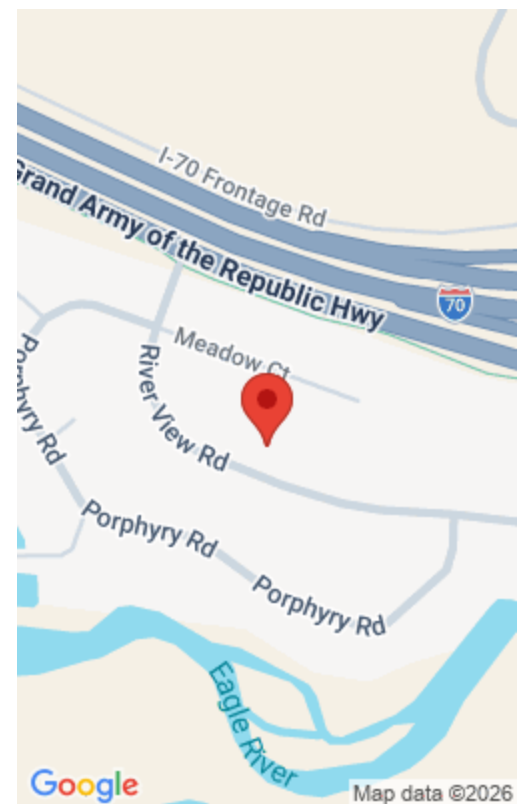
**\$795,000**

## **RIVER VIEW 144 ROAD, GYPSUM, CO, 81637**

<https://resortdevelopmentmarketing.com>

Welcome home! This spacious 3 bedroom, 3-bath gem sits in a friendly non-HOA neighborhood and offers the perfect mix of comfort and flexibility. Inside, you'll find updated appliances, an open layout, and plenty of natural light that makes every room feel warm and inviting. The backyard is a true highlight "beautifully maintained and ready for barbecues, relaxing evenings, or a little gardening. Plus, this property includes a certified ADU (Accessory Dwelling Unit) approved by the Town of Gypsum, giving you great options for guests, rental income, or a private home office. You'll also love the one-car garage, extra workspace, and the peaceful feel of this established neighborhood "with no HOA rules to worry about! Come see why this home stands out "it's move-in ready and waiting for you!

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Year built:** 1984, 1984

**Agent Full Name:** Mallie Kingston

**Lot Size Acres:** 0.26 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.26 sq ft

**Subdivision Name:** Eagle River Estates

**Bathrooms Full:** 2

**Zoning:** PUD

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## Building Details

**Building Area Total:** 2080 sq ft

**Heating:** Baseboard, Natural Gas

**Roof:** Asphalt

**Levels:** Two

**Basement:** Finished

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Poured in Place

**Floor covering:** Carpet, Laminate, Simulated Wood

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## Amenities & Features

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

**Utilities:** Electricity Available, Internet, Natural Gas Available, Sewer Available, Snow Removal, Trash, Water Available

**Parking Features:** Attached Garage, Heated Garage

**WaterSource:** Public

**Interior Features:** See Remarks

**Patio And Porch Features:** Deck

**Flooring:** Carpet, Laminate, Simulated Wood

**Fencing:** Fenced, Full

**Garage Spaces:** 1

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer/Dryer

**Lot Features:** City Lot

**Cooling:** None



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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Listing Terms:** Cash, New Loan

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Berkshire Hathaway - Eagle Ranch

