



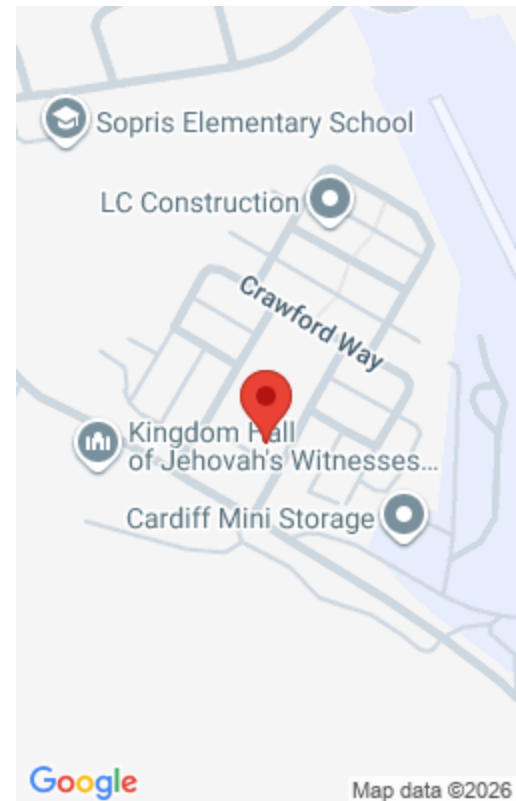
**\$639,999**

## **BREEN 1563 ALLEY, GLENWOOD SPRINGS, CO, 81601**

<https://resortdevelopmentmarketing.com>

Welcome to this charming townhouse in the heart of Cardiff Glen! This 2-bedroom, 2.5-bath home offers 1,412 sq. ft. of comfortable living with a welcoming front porch overlooking the neighborhood park and dramatic red rock views. Inside, enjoy brand-new laminate flooring and carpet (2023), fresh interior paint, and a bright open layout perfect for entertaining. The kitchen flows seamlessly to the dining and living area and there is a 1-car garage. HOA covers exterior maintenance, trash, landscaping and snow removal for easy living (\$355/month). Ideally located minutes from downtown Glenwood Springs, trails, Valley View Hospital, schools and sunlight

- 2 beds
- 2 baths
- Townhouse
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 2 floors

**Year built:** 2006, 2006

**Agent Full Name:** Amy Pates

**Lot Size Acres:** 1872 acres

**County:** Garfield

**Type:** Townhouse

**Bedrooms:** 2 beds

**Half baths:** 1 half bath

**Lot size:** 1872 sq ft

**Subdivision Name:** See Remarks

**Bathrooms Full:** 2

**Zoning:** R

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## Building Details

**Building Area Total:** 1412 sq ft

**Heating:** Forced Air

**Roof:** Asphalt

**Floor covering:** Carpet, Laminate, Tile

**Construction Materials:** Frame, Cement Siding

**Stories:** 2

**Foundation Details:** Poured in Place

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## Amenities & Features

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

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

**Garage Spaces:** 1

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

**Cooling:** Ceiling Fan(s)

**Flooring:** Carpet, Laminate, Tile

**Parking Features:** Attached Garage

**WaterSource:** District Water, Public

**Interior Features:** Wired for Cable



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## Fees & Taxes

**Association Fee Frequency:** Monthly

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

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## Miscellaneous

**Road Surface Type:** All Year

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

**Special Listing Conditions:** None **Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Coldwell Banker Distinctive Properties

