



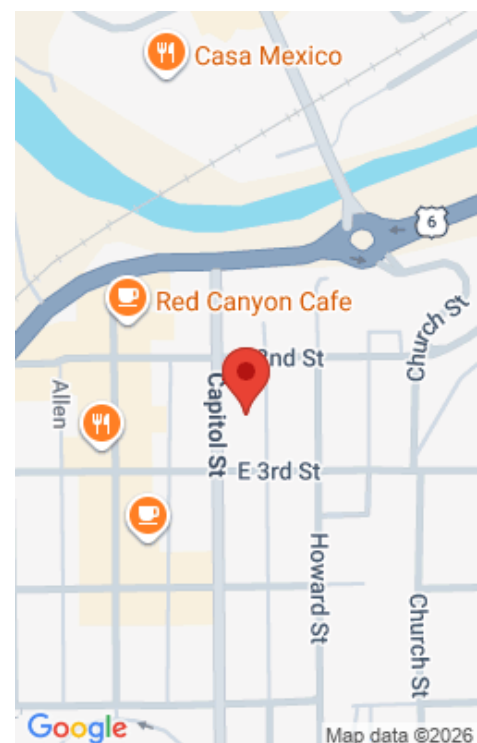
\$995,000

CAPITOL 226 STREET, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

226 Capitol St is a classic Eagle gem—close to everything, yet still cozy and comfortable. This 4-bed, 1-bath Victorian-style home is full of character, inside and out. The layout is warm and practical, offering plenty of space for year-round living, a weekend getaway, or a long-term investment in the heart of downtown Eagle. A standout feature of this property is its large lot footprint, spanning three city lots and offering ample space for relaxing, entertaining, gardening, or simply enjoying a bit of extra breathing room downtown. Rare opportunity for future potential: this property may also be purchased with neighboring homes 246, 236, and 214 Capitol St., which, when combined, can be made into one or more larger parcels. Which can be developed in multiple ways due to the various zoning allowances. The property lies in a CMU1 (Commercial Mixed-Use 1) zoning district, specifically designed to support development of a vibrant small-town downtown area with a mix of commercial and residential uses—think live/work units, multifamily development, and more. Buyer to verify zoning and permitted uses. Whether you're looking for a charming primary residence, investment, or a strategic development play, 226 Capitol St delivers location, character, and possibility in one of Eagle's most desirable settings.

- 4 beds
- 1 bath
- Single Family Residence
- Residential
- Active



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Floors: 1 floor

Year built: 1895, 1895

Agent Full Name: Vit Blanar

Lot Size Acres: 0.21 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size: 0.21 sq ft

Subdivision Name: Eagle

Bathrooms Full: 1

Zoning: CMU1

Building Details

Building Area Total: 1714 sq ft

Sewer: See Remarks

Stories: 1

Foundation Details: Poured in Place

Floor covering: Carpet, Tile, Wood

Parking: 6

Construction Materials: Frame, Other

Heating: Baseboard, Natural Gas

Roof: Asphalt

Levels: Two

Basement: Finished

Amenities & Features

Laundry Features: See Remarks

Utilities: Cable Available, Electricity Available, Internet, Natural Gas Available, Phone Available, Satellite, Sewer Available, Sewer Connected, Trash, Water Available

Parking Features: Aboveground

Appliances: Cooktop, Refrigerator

Cooling: None

Flooring: Carpet, Tile, Wood

Fencing: Fenced, Full

WaterSource: Public

Interior Features: Multi-Level



Miscellaneous

Road Surface Type: All Year **Listing Terms:** 1031 Exchange, Cash, New Loan

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

Courtesy of

List Office Name: Vail Land Company LLC

