



**\$1,200,000**

### **CAPITOL 236 STREET, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

This beautifully renovated Victorian-style single-family home sits in the center of downtown Eagle. 236 Capitol St offers a rare blend of small-town charm, everyday convenience, and long-term investment. Completely gutted and remodeled in the mid-2000s, this 3-bedroom, 2-bath residence has a large functional layout throughout. The main level features a primary bedroom and full bath, a well-sized kitchen, an open dining and living area with a dedicated office space. Upstairs, a cozy loft provides a flexible bonus area, joined by two additional bedrooms and a second bath. Outside, enjoy a private yard with room to relax, garden, or gather with friends. An additional detached structure — previously used as a woodworking shop — adds valuable extra space for storage, hobbies, or business. Rare opportunity for future potential: this property may also be purchased with neighboring homes 246, 226, 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, 236 Capitol St delivers location, character, and possibility in one of Eagle's most desirable settings.

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



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Year built:** 1907, 1907

**Agent Full Name:** Vit Blanar

**Lot Size Acres:** 0.14 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.14 sq ft

**Subdivision Name:** Eagle

**Bathrooms Full:** 1

**Zoning:** CMU1

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## Building Details

**Building Area Total:** 1930 sq ft

**Sewer:** See Remarks

**Stories:** 2

**Foundation Details:** Block, Poured in Place

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

**Construction Materials:** Frame, Wood Siding

**Heating:** Forced Air, Natural Gas

**Roof:** Asphalt

**Levels:** Two

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## 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:** Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer

**Cooling:** None

**Flooring:** Carpet, Tile, Wood

**Fencing:** Fenced, Full

**WaterSource:** Public

**Interior Features:** Multi-Level, Vaulted Ceiling(s)

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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:** Vail Land Company LLC

