



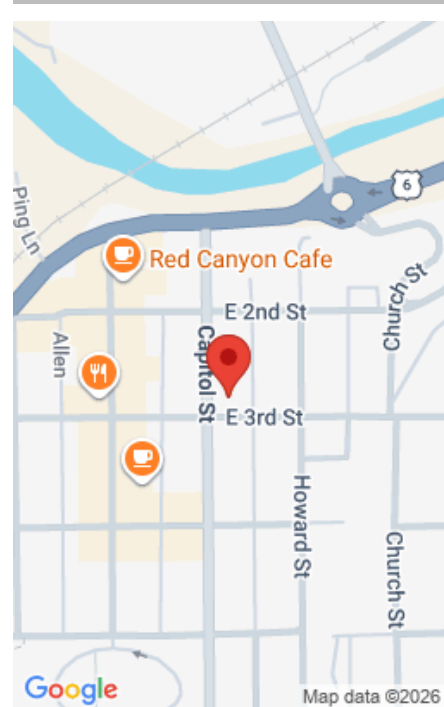
**\$925,000**

## **CAPITOL 246 STREET, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

Welcome to 246 Capitol St, a beautifully maintained single-family Victorian-style home offering the perfect blend of charm and convenience with a highly sought-after downtown location. This 2-bedroom, 2-bath residence features an open first-floor living space filled with natural light, warm hardwood floors, and an easy flow for both everyday living and entertaining. Classic Victorian character pairs seamlessly with thoughtful updates, creating a home that feels timeless yet functional. Step outside to a private, fully fenced yard—an ideal spot for morning coffee, winding down in the evening, or hosting friends in an expansive setting. Located in the heart of downtown Eagle, you'll love the accessibility, being just a short walk to schools, restaurants, coffee shops, and public transportation. The roof was replaced in 2018. Rare opportunity for future potential: this property may also be purchased with neighboring homes 236, 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, 246 Capitol St delivers location, character, and possibility in one of Eagle's most desirable settings.

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



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Year built:** 1907, 1907

**Agent Full Name:** Vit Blanar

**Lot Size Acres:** 0.14 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 2 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:** 1255 sq ft

**Heating:** Forced Air, Natural Gas

**Roof:** Asphalt

**Levels:** One

**Parking:** 3

**Construction Materials:** Frame, Other

**Stories:** 1

**Foundation Details:** Block

**Floor covering:** Carpet, Concrete, Wood

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## Amenities & Features

**Laundry Features:** See Remarks

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

**Parking Features:** Aboveground, Detached Garage, Heated Garage

**Garage Spaces:** 1

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

**Lot Features:** City Lot

**Flooring:** Concrete, Wood

**Fencing:** Fenced, Full

**Fireplace Features:** Wood Burning Stove

**WaterSource:** Public

**Interior Features:** Wood Stove, See Remarks

**Cooling:** Ceiling Fan(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

