



\$925,000

**FOUNDERS 264 AVENUE, EAGLE, CO, 81631**

<https://resortdevelopmentmarketing.com>

Welcome to this charming home in the heart of Eagle’s vibrant neighborhood, where mountain living meets modern convenience. This well-appointed 3-bedroom, 3-bathroom duplex offers 1,740 square feet of thoughtfully designed living space with an updated open floor plan that flows beautifully from room to room. The kitchen features a counter height peninsula that’s perfect for casual dining or entertaining friends. With three full bathrooms, morning routines become a breeze, and the main level bedroom adds flexibility for guests or multi-generational living. Updates include the mechanicals, so you can move in worry-free knowing the important stuff has been taken care of. Its end of the road location provides extra privacy and natural light, while the covered parking means you’ll never have to scrape ice off your windshield again! Enjoy views of the surrounding mountains and trees from your patio, where the vivid scenery changes with each season. A small homeowners association keeps things simple for you. Eagle’s Founders Avenue neighborhood puts you in the heart of everything this mountain community offers. Brush Creek Park and Pavilion sits just around the corner for weekend picnics and events. Some will appreciate the proximity to Brush Creek Elementary School, while Eagle Town Park provides additional green space for recreation. Golf enthusiasts can perfect their swing at Eagle Ranch Golf Course, and the location offers easy access to Eagle County Regional Airport. This home combines the convenience of updated living spaces with the natural beauty that makes Eagle such a desirable place to call home. Whether your first home or looking to simplify, this property offers the perfect blend of comfort and mountain lifestyle.

- 3 beds
- 3 baths
- Townhouse
- Residential
- Active



**Amy Smits**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Year built:** 2006, 2006

**Agent Full Name:** Amy Smits

**Lot Size Acres:** 0.04 acres

**County:** Eagle

**Type:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.04 sq ft

**Subdivision Name:** Other

**Bathrooms Full:** 3

**Zoning:** Residential

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## Building Details

**Building Area Total:** 1740 sq ft

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Poured in Place

**Floor covering:** Vinyl

**Number Of Units Total:** 2

**Heating:** Forced Air

**Roof:** Asphalt

**Levels:** Two

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## Amenities & Features

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

**Utilities:** Internet, Natural Gas Available, Sewer Connected, Trash

**Fireplace Features:** Electric

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

**Lot Features:** City Lot

**Flooring:** Vinyl

**Parking Features:** Covered, Surface

**WaterSource:** Public

**Interior Features:** Fireplace - Electric, Patio, Smart Thermostat

**Cooling:** Ceiling Fan(s)

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## Fees & Taxes



**Association Fee Frequency:**  
Monthly

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

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## Courtesy of

**List Office Name:** EXP Realty, LLC

