



**\$485,000**

## **759 COLORADO RIVER RD, GYPSUM, CO 81637, USA**

<https://resortdevelopmentmarketing.com>

A limited number of homes in phase 2 are being released at initial phase pricing. Prices are expected to rise through the phase so get your home now before prices increase! This wonderful new 3 bedroom home offers the space you need at a price you will love. Interior finishes include a stainless appliance package, kitchen farm sink, lvp flooring, shaker cabinets and more! The neighborhood offers great amenities including a pool, fitness center, parks, walking trails and fishing! Enjoy the best of mountain living in this beautiful new home at Confluence at Two Rivers Village. First phase 2 homes are scheduled to be finished in the Fall of 2025.

- 3 beds
- 2 baths
- Townhouse
- Residential
- Pending



**Bill Holm**



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Year built:** 2025, 2025

**Agent Full Name:** Bill Holm

**Lot Size Acres:** 0.08 acres

**County:** Eagle

**Type:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.08 sq ft

**Subdivision Name:** Two Rivers Village

**Bathrooms Full:** 2

**Zoning:** residential

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## Building Details

**Building Area Total:** 1127 sq ft

**Sewer:** Sewer Connected

**Current Use:** None

**Roof:** Asphalt

**Levels:** One

**Construction Materials:** Wood Siding

**Heating:** Electric, Forced Air

**Stories:** 1

**Foundation Details:** Poured in Place

**Floor covering:** Carpet, Simulated Wood

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## Amenities & Features

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

**Flooring:** Carpet, Simulated Wood

**Parking Features:** Aboveground, Parking Lot

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

**Cooling:** None

**Pool Features:** Outdoor Pool

**Utilities:** Cable Available, Electricity Available, Sewer Available, Trash

**WaterSource:** Public

**Interior Features:** Other

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## Fees & Taxes



**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Common Area  
Maintenance, Trash

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## Miscellaneous

**Listing Terms:** Cash, New Loan

**Special Listing Conditions:** None

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Fortius Realty

