



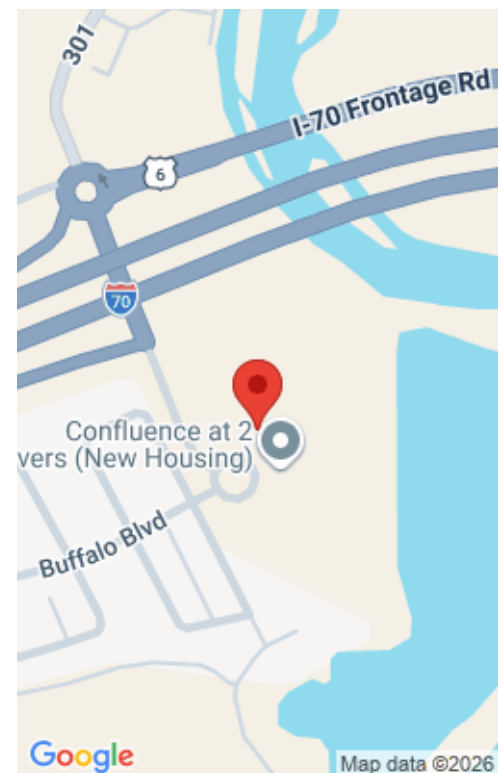
**\$485,000**

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

<https://resortdevelopmentmarketing.com>

Brand New 3BR Townhome from the \$400s! This stunning NEW 3-bedroom, 2-bath townhome at Confluence at Two Rivers puts mountain homeownership within reach. **YOUR NEW HOME:** - Spacious open-concept living perfect for entertaining - Modern kitchen: quartz counters, farmhouse sink, stainless appliances - Luxury vinyl plank flooring throughout - 3 generous bedrooms + 2 bathrooms **CONFLUENCE LIFESTYLE:** - Pool & Fitness center - Private fishing and paddleboarding lake + miles of hiking/biking trails - Just 15 minutes to Vail, 20 minutes to Aspen - Walk to Colorado River for world-class fly fishing **AFFORDABLE MOUNTAIN LIVING:** Price: \$485,000 With qualified financing options, ask about our lenders. Move in Ready by December 2025 **SCHEDULE YOUR TOUR:** Call/Text Bill: (970) 471-3333 **Open House:** Tuesdays & Thursdays 3-6PM

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



**Bill Holm**



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## Basics

**Category:** Residential

**Status:** Active

**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

**Heating:** Electric, Forced Air

**Stories:** 1

**Foundation Details:** Poured in Place

**Floor covering:** Carpet, Simulated Wood

**Construction Materials:** Frame, Wood Siding

**Current Use:** None

**Roof:** Asphalt

**Levels:** One

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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, Sewer Connected, 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

