



\$485,000

758 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 www.liveconfluece.com

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



Bill Holm



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

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

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



Fees & Taxes

Association Fee Frequency:
Monthly

Association Fee Includes: Common Area
Maintenance, Trash

Miscellaneous

Listing Terms: Cash, New Loan

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Fortius Realty

