

$1,875,000

- 3 beds
- 3 baths
- Duplex
- Residential
- Active

# 6TH 309 AVENUE, FRISCO, CO, 80443

https://resortdevelopmentmarketing.com

This duplex-style home is part of a small 4-unit HOA and just two blocks from Frisco’s vibrant Main Street. The open floor plan features tall ceilings, abundant natural light, and a spacious kitchen that flows seamlessly into the family room. With 3 bedrooms and 3.5 bathrooms—including multiple en-suite bedrooms—this home offers spacious rooms in a desirable floor plan. A large 2-car garage, inviting outdoor spaces, and a hot tub make this a home base for year-round fun. Enjoy low HOA dues, a great neighborhood, and easy access to local trails, the free bus, and the recreation path. Recent updates to mechanicals, including a new high-efficiency boiler and hot water tank. Radon mitigation system installed.



**Will Rawstron**



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms: 3** baths

**Floors: 2** floors

**Year built:** 2005, 2005

**Agent Full Name:** Will Rawstron

**Lot Size Acres: 0.09** acres

**County:** Summit

**Type:** Duplex

**Bedrooms: 3** beds

**Half baths: 1** half bath

**Lot size: 0.09** sq ft

**Subdivision Name:** See Remarks

**Bathrooms Full:** 3

**Zoning:** FRH

## Building Details

**Building Area Total: 2298** sq ft

**Heating:** Natural Gas, Radiant

**Roof:** Asphalt

**Floor covering:** Carpet, Tile

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Poured in Place

## Amenities & Features

**Laundry Features:** See Remarks

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Satellite, Sewer Available, Snow Removal, Water Available

**Garage Spaces:** 2

**Interior Features:** Fireplace - Gas, Spa/Hot Tub

**Flooring:** Carpet, Tile

**Parking Features:** Garage

**Appliances:** See Remarks

**Cooling:** None

## Fees & Taxes

**Association Fee Frequency:** Annually

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

## Miscellaneous

**Attribution Contact:** 970 333 9068

**Special Listing Conditions:** None

## Courtesy of

**List Office Name:** Keller Williams Mtn Properties- Edwards