



**\$1,875,000**

## **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.

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



**Will Rawstron**



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## 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

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## 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

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## 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

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## Fees & Taxes

**Association Fee Frequency:** Annually

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



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## Miscellaneous

**Attribution Contact:** 970 333 9068

**Special Listing Conditions:** None

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## Courtesy of

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

