



**\$5,775,000**

## **RIVERFRONT 42 LANE, AVON, CO, 81620**

<https://resortdevelopmentmarketing.com>

Discover the opportunity to own a luxurious townhome in Avon's newest neighborhood, Riverfront Village. Perfectly positioned on the Eagle River with direct access to the bike/walking path below. This stunning One Riverfront townhome offers breathtaking southerly views of Beaver Creek and the surrounding mountains. The design features floor-to-ceiling glass doors and windows that open generously to an oversized deck, allowing you to fully immerse yourself in the stunning scenery and soothing sounds of the river below. The home is finished with high-end, modern touches throughout, including hardwood floors, Thermador appliances and a waterfall island countertop. The private primary suite not only offers serene river views and vistas of Beaver Creek but also features ample storage, including a large, custom closet. Additionally, the townhome's ideal location offers easy access to all that both the Westin and Avon have to offer. Ski enthusiasts will appreciate the proximity to the slopes of Beaver Creek Resort and Bachelor Gulch Village, accessible via the Westin Gondola. Ownership also includes access to luxurious hotel amenities with year-round pools & hot tubs, renowned spa, fine dining options, coffee shop, ski valet, ski shuttle, concierge services and a state-of-the-art fitness center. Air conditioned, sold designer-furnished; one unassigned underground parking space.

- 4 beds
- 2 baths
- Townhouse
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Year built:** 2022, 2022

**Agent Full Name:** Catherine Jones Coburn

**Lot Size Acres:** 0.81 acres

**County:** Eagle

**Type:** Townhouse

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 0.81 sq ft

**Subdivision Name:** One Riverfront Townhomes

**Bathrooms Full:** 2

**Zoning:** townhouse

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## Building Details

**Building Area Total:** 3093 sq ft **Construction Materials:** Frame, Cement Siding, Stone, Stucco, Wood Siding

**Heating:** Electric

**Stories:** 3

**Roof:** Asphalt, Metal

**Foundation Details:** Concrete Perimeter, Poured in Place

**Levels:** Three Or More

**Floor covering:** Carpet, Tile, Wood

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## Amenities & Features



**Laundry Features:** See Remarks

**Flooring:** Carpet, Tile, Wood

**Association Amenities:** Fitness Center, Front Desk, On Site Management, Pool, Shuttle Service, Spa/Hot Tub

**Waterfront Features:** River Front

**Garage Spaces:** 1

**Appliances:** Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Dryer, ENERGY STAR Qualified Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Cooler

**Lot Features:** Near Public Transit, City Lot

**Cooling:** Central Air, Electric

**Pool Features:** Outdoor Pool

**Utilities:** Cable Available, Electricity Available, Internet, Phone Available, Satellite, Sewer Connected, Snow Removal, Trash, Water Available

**Parking Features:** Heated Garage, Unassigned, Underground

**Fireplace Features:** Electric

**WaterSource:** Public

**Interior Features:** Fireplace - Electric, Multi-Level, Patio, Smart Thermostat, Vaulted Ceiling(s), Balcony

**Patio And Porch Features:** Deck, Patio

**Amenities:** Fitness Center, Front Desk, On Site Management, Pool, Shuttle Service, Spa/Hot Tub

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## Fees & Taxes

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Common Area Maintenance, Electricity, Heat, Insurance, Internet, Management, Sewer, Snow Removal, Trash, Water

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton- Bachelor Gulch

