



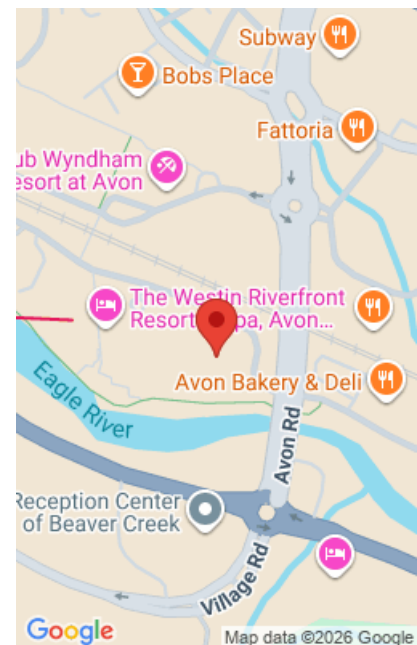
**\$1,950,000**

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

<https://resortdevelopmentmarketing.com>

Experience elevated mountain living in this brand-new, fully furnished 2-bedroom residence at ONE Riverfront. Thoughtfully crafted with luxury in mind, this stunning home features premium finishes, expansive floor-to-ceiling windows, and a reimagined open layout designed to maximize natural light and showcase sweeping views of the surrounding landscape. Rental income projections \$75,000-\$105,000 per year. Actual was \$88,000 with owner using significant summer weeks. Located in the vibrant heart of Riverfront Village, residents enjoy exclusive access to ONE Riverfront's spectacular rooftop bar and pool, along with access to the Westin's top-tier amenities—including the fitness center, pool, ski valet, and transportation services. The Riverfront Gondola offers seamless access to Beaver Creek, making this a true ski-in/ski-out lifestyle. Additional conveniences include underground parking, dedicated owner storage, and a staffed front desk for added ease and security. As the final addition to the dynamic Riverfront Village community—nestled along the Eagle River in Avon—ONE Riverfront offers refined mountain living with cutting-edge sustainability. This fully electric, modern residence incorporates solar panels to reduce energy costs and support renewable energy use. Inside, you'll find wide plank oak flooring, 8-foot doors, slab countertops, steel fireplaces, Thermador appliances, and central air conditioning—every detail curated for comfort and sophistication. Don't miss your chance to own a piece of Riverfront Village's premier address.

- 2 beds
- 2 baths
- Condominium
- Residential
- Active



**Ted Steers**



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## Basics

**Category:** Residential

**Type:** Condominium

**Status:** Active

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 7 floors

**Lot size:** 0.02 sq ft

**Year built:** 2023, 2023

**Subdivision Name:** One Riverfront Condominiums

**Agent Full Name:** Ted Steers

**Bathrooms Full:** 2

**Lot Size Acres:** 0.02 acres

**Zoning:** Multi Family

**County:** Eagle

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## Building Details

**Building Area Total:** 1070 sq ft

**Construction Materials:** Steel Siding, Cement Siding, Stone, Stucco

**Heating:** Electric, Solar

**Current Use:** Other

**Stories:** 7

**Roof:** Asphalt, Metal, Shake

**Foundation Details:** Poured in Place

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

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## Amenities & Features



**Laundry Features:** Electric Dryer Hookup, Washer Hookup

**Pool Features:** Outdoor Pool

**Flooring:** Carpet, Tile, Wood

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

**Association Amenities:** Fitness Center, Pool, Shuttle Service, Spa/Hot Tub

**Parking Features:** Garage, Unassigned

**Fireplace Features:** Electric

**Garage Spaces:** 1

**WaterSource:** Public

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

**Interior Features:** Elevator, Fireplace - Electric, Pool, Balcony

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

**Patio And Porch Features:** Deck

**Cooling:** Electric, Zoned

**Amenities:** Fitness Center, 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, Internet, Management, Security, Sewer, Snow Removal, Trash, Water

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** 1031 Exchange, Cash, New Loan

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

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## Courtesy of

**List Office Name:** LUX Vail

