



\$1,345,000

FRONTAGE 442 ROAD, VAIL, CO, 81657

<https://resortdevelopmentmarketing.com>

A two-bedroom condominium on Gore Creek with 180 degree-views of Vails Golden Peak ski slopes and a short walk to Vail Village shops, restaurants and the Ford Amphitheater. Top floor corner residence with vaulted ceilings, tasteful furnishings and updated bathrooms.

Comfortable and quiet getaway to enjoy the sounds of the creek in the warmer months or take in the mountain views. Private balcony is a perfect retreat for fresh mountain air or incredible sunsets. Two unassigned surface parking spaces are available onsite. Year-round outdoor pool that converts to hot tub in the winter. A landscaping project was completed this past summer adding new fire pits, new grills and additional green space with trees, shrubs and flowers. Very well-run association and per a Reserve Study the reserves are strong. Seller currently rents short-term with excellent success and approximately a 5% ROI. For more information please see the attached MLS documents.

- 2 beds
- 1 bath
- Condominium
- Residential
- Active



The McSpadden Team Steve and Hillary McSpadden



Basics

Category: Residential

Type: Condominium

Status: Active

Bedrooms: 2 beds

Bathrooms: 1 bath

Half baths: 0 half baths

Total rooms: 2

Floors: 3 floors

Lot size: 0 sq ft

Year built: 1972, 1972

Subdivision Name: Apollo Park

Agent Full Name: The McSpadden Team Steve and Hillary McSpadden

Bathrooms Full: 1

Lot Size Acres: 0 acres

Rooms Total: 2

Zoning: Multi Family

County: Eagle

Building Details

Building Area Total: 963.8 sq ft

Number Of Units Total: 40

Construction Materials: Frame, Stucco, Wood Siding, Other

Heating: Baseboard, Natural Gas

Stories: 3

Roof: Asphalt, Shake

Foundation Details: Prestressed

Levels: Three Or More

Floor covering: Carpet, Simulated Wood, Tile

Parking: 1

Amenities & Features



Laundry Features: Electric Dryer Hookup, Washer Hookup

Flooring: Carpet, Simulated Wood, Tile

Association Amenities: Pool

Waterfront Features: Creek

Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer/Dryer

Lot Features: Near Public Transit, City Lot

Cooling: None

Pool Features: Outdoor Pool

Utilities: Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Sewer Connected, Snow Removal, Trash, Water Available

Parking Features: Outdoor, Unassigned, Uncovered Unassigned

Fireplace Features: Gas

Interior Features: Fireplace - Gas, Multi-Level, Vaulted Ceiling(s), Balcony

Patio And Porch Features: Deck

Amenities: Pool

Fees & Taxes

Association Fee Frequency: Monthly

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

Miscellaneous

Road Surface Type: All Year

Listing Terms: 1031 Exchange, Cash, New Loan

Special Listing Conditions: None **Pets Allowed:** Yes

Courtesy of

List Office Name: Slifer Smith & Frampton- 230 Bridge Street

