

**Residential Client Detail Display**

**General Property Information**

**Residential**

**MLS#:** S1012960    **Status:** Active    **Sub-Type:** Single Family

**List Price:** \$5,787,000    **Sold Price:**    **Bldg #:**  
**List Price/SqFt:** \$699.93    **Sold Price/SqFt:**    **Unit #:**  
**Address:** 1045 FOUR O'CLOCK ROAD    **Sold Date:**    **Unit Entry Level:**  
 BRECKENRIDGE, CO 80424       **# Levels in Unit:** 3  
**Subd/Complex:** TRAPPERS GLEN SUB    **# of Units:**  
**County:** Summit    **Total Bldg Level:**

**Bedrooms:** 5    **Total Baths:** 5.5    **Full Baths:** 2    **3/4 Baths:** 3    **1/2 Baths:** 3

**Apx SF Living Area:** 8,268    **Furnished:** Mostly  
**Sq. Ft Source:** County/Gov't    **Lockoff:** No  
**Year Built:** 1995    **Adj Year Built:**    **Pets Allowed:** Yes  
**Deed Restricted:** No    **Loft:** Yes    **Virtual Tour:**   
**Add'l Rooms:** Breakfast Nook, Exercise Room, Family Room, Great Room, Kitchen / Family Room Combo, Study, Utility Room, Wine Cellar    **Video:** 



**Rentals Allowed:**

**Remarks:** One of the most sought after ski in ski out locations for a single family home in Breckenridge. Over 8000 sq.ft. with no expense spared when built. Located next to wildlife open space with beaver ponds and plentiful wildlife and hiking trails when not skiing. Over sized 4 car garage, heated patio decks and driveway. Views of the ski area and mountains. Walk to Main Street in the Summer or just catch the bus. The best wine cellar in Breckenridge!

**Interior - Exterior**

**Total Avg. Mo. Util.:** \$107    **Water Monthly:** \$40    **Avg. Gas Monthly:** \$0    **Avg. Elec. Monthly:** \$0    **Sewer Monthly:** \$68  
**Water Heating:** Gas    **Wtr Htr Gallons:**    **Heating:** Radiant    **Energy Rating:** Unknown  
**Appliances:** Dishwasher, Disposal, Microwave, Range Gas, Refrigerator, Washer / Dryer  
**Interior Amenities:** Cable Available, Deck, Fireplace - Gas, Ground Floor Master, Hot Tub/Spa-Priv, Jetted Bathtub, Multi-Level, Sauna - Private, Vaulted Ceilings  
**Floor Coverings:** Tile, Wall/Wall Carpet, Wood  
**Roof:** Shake    **Laundry:** Dryer, Washer  
**Construction:** Poured In Place Foundation, Wood Frame    **Gar/Parking:** Attached, Over 3 Car Garage

**HOA, Tax and Fee(s) Information**

**Annual Taxes:** \$18,116.97    **Tax Year:** 2017    **Transfer Tax:** 1%    **Resort/Nbrhd Fee:** \$0  
**Assessments:** None Known    **VAFHA:**    **Right of Ref/ #Days:** No    **Bank:**  
**Assoc. Fee:** \$700.00 / Yr.  
**Assoc. Fee Incl.:** See Remarks

**Subdivision/Community Information**

**Location:** Adjacent to State Parks and Recreation, Alpine Ski In, Alpine Ski Out, Creek Front, In Town, Lake View  
**Common Facilities:** None  
**Public Amenities:** Golf - Public, Hiking / Pedestrian Trails

**Land & Site Information**

**Schedule #:** 4500049    **Area:** Breckenridge    **Accessibility:** All Year    **Access # of Mo.:**  
**Lot #:** 4    **Water Src:** Municipal / Public    **Apx Lot SqFt:** 33,106    **Apx Lot Acreage:** 0.76  
**Block #:** 0    **Lot SqFt Sce:** County/Govt    **Parcel #:**    **Zoning:** Single Family  
**Filing #:** 1    **Legal Parcel:** Yes    **Ground Lease:**    **Lot Ownership:**  
**Staked:**    **Pinned:**    **Sewer/Septic:** Connected to Sewer  
**Lot Rent:**    **Exist Structure:** Existing Structure  
**Available Utils:** Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Trash Pickup  
**Docs on File:** Building Plans, Photographs / Aerials  
**View:** Creek / River, Meadow, Mountains, Ski Slopes  
**DOM:** 0

**Driving Directions:** Park Avenue to Four O'Clock Road, go past Snowflake Lift keep going on Four O'Clock Road, house towards the end on the left.

