



**Jeannette Thompson**  
The Gongloff Group  
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## Full Property View

680 S Main Street Unit #15, Bldg 3, Breckenridge, CO 80424

**\$1,229,000 -**

Pending



Listing ID: **6842341** MLS Status: **Pending**  
County: **Summit** Accepting Backups: **Yes**  
Property Type: **Residential** List Price: **\$1,229,000**  
Property Subtype: **Condominium** Original List Price: **\$1,229,000**  
Structure Type: **Low Rise (1-3)** Basement: **No**  
Levels: **One** Year Built: **1999**  
Subdivision Name: **Main Street Junction**  
Listing Contract Date: **01/09/2021** Spec. Listing Cond: **None Known**  
Purchase Contract Date: **01/12/2021** Contingency: **None Known**  
Days in MLS: **4**  
Association: **Y** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$14,192.00**  
Tax Annual Amt: **\$3,364** Tax Year: **2019**  
Special Taxing/Metro District Y/N: **No**  
Tax Legal Desc: **CONDO 15 BLDG 3 MAIN STREET JUNCTION PHASE 1**

### Interior Area & SqFt

Building Area Total (SqFt Total): **1,326** Living Area (SqFt Finished): **1,326** Area Source: **Public Records**  
Above Grade Finished Area: **1,326**  
PSF Total: **\$927** PSF Above Grade: **\$927** PSF Finished: **\$927**  
Foundation: **1/Great Room**  
Heating: **Hot Water, Radiant** HVAC Description: **Radiant Floor**  
Cooling: **Other** Interior Features: **Ceiling Fan(s), High Speed Internet, Master Suite, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)**  
Security Features: **Key Card Entry** Flooring: **Carpet, Tile, Wood**  
Window Features: **Double Pane Windows, Window Coverings, Window Treatments** Spa Features:  
Appliances: **Dishwasher, Disposal, Dryer, Microwave, Oven, Range, Refrigerator, Washer**  
Other Equipment: **Laundry: In Unit**  
Furnished: **Partially**  
Exclusions: **n/a**

### Bed & Bath Summary

Bedrooms Total:	<b>3</b>	Bathrooms Total:	<b>3</b>	<u>Bathrooms</u>	
Upper Level Bedrooms:	<b>0</b>	Upper Level Bathrooms:	<b>0</b>	Full:	<b>3</b>
Main Level Bedrooms:	<b>3</b>	Main Level Bathrooms:	<b>3</b>	Three Quarter:	<b>0</b>
Lower Level Bedrooms:	<b>0</b>	Lower Level Bathrooms:	<b>0</b>	Half:	<b>0</b>
Basement Level Bedrooms:	<b>0</b>	Basement Level Bathrooms:	<b>0</b>	One Quarter:	<b>0</b>

### Detailed Room Info

<u>Room Type</u>	<u>Rm Level</u>	<u>Dimensions</u>	<u>Description</u>
<b>Kitchen</b>	<b>Main</b>		<b>Country style with 4 seat breakfast bar</b>
<b>Dining Room</b>	<b>Main</b>		<b>Large dining with 8 seat capacity</b>
<b>Living Room</b>	<b>Main</b>		<b>Spacious living in front of a lovely fireplace</b>
<b>Bedroom</b>	<b>Main</b>		<b>Roomy master suite</b>
<b>Bedroom</b>	<b>Main</b>		<b>Second suite with King</b>
<b>Bedroom</b>	<b>Main</b>		<b>Bunk room for maximum sleeping capability</b>
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		
<b>Bathroom (Full)</b>	<b>Main</b>		

### Parking

Parking Total: **1** Garage Spaces: **1** Offstreet Spaces: **0**  
Parking Type # of Spaces Parking Length Parking Width Parking Description  
**Garage (Detached)** **1** **Heated garage with storage lockers**  
Parking Features: **Asphalt, Exterior Access Door, Finished, Heated Garage**

### Association Information

	<u>Association 1</u>	<u>Association 2</u>	<u>Association 3</u>
Association Name:	<b>Main Street Junction</b>		
Association Type:	<b>Professionally Managed</b>		
Association Phone:	<b>(866) 237-4134</b>		
Association Website:			
Assoc Fee/Frequency:	<b>\$3,548.00 Quarterly</b>		
Assoc Fee Annual:	<b>\$14,192.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Assoc Fee Tot Annl:	<b>\$14,192.00</b>		
Assoc Fee Incl:	<b>Cable TV, Gas, Heat, Internet, Maintenance Grounds, Maintenance Structure, Road Maintenance, Sewer, Snow Removal, Trash, Water</b>		
Assoc Amenities:	<b>Clubhouse, Fitness Center, Front Desk, Pool, Spa/Hot Tub</b>		
Restriction Covenants:	<b>Other</b>	<b>Pets Allowed: Only for Owner</b>	<b>Senior Community: No</b>
Restriction Other:		<b>Special Assessment:</b>	<b>Rentals Allowed: Long Term, Short Term</b>

## Site &amp; Location Information

Current Use: **Live/Work**  
 Lot Features: **Near Public Transit, Near Ski Area**  
 Road Surf/Front: **Paved/Private Road**  
 Bldg/Complex Name: **Main Street Junction**  
 Parcel Number: **6506473**  
 Is Incorporated: **Yes**  
 Walk Score: **69**  
 Distance To Bus: **1 Minutes**  
 Road Responsibility: **Private Maintained Road**  
 Elementary School: **Breckenridge / Summit RE-1**  
 Middle/Junior Sch: **Summit / Summit RE-1**  
 High School: **Summit / Summit RE-1**  
 School of Choice: **Yes**  
 Zoning: **B25**  
[View Walk, Bike, & Transit Scores](#)  
 Distance To Light Rail:

## Building Information

Architectural Style: **Mountain Contemporary**  
 Entry Level/Loc: **2/Stairs**  
 Direction Faces: **West**  
 Construction Materials: **Wood Siding**  
 Roof: **Composition**  
 Property Condition: **Updated/Remodeled**  
 Patio/Porch Feat: **Deck**  
 Common Walls: **1 Common Wall**  
 View: **City, Mountain(s), Ski Area**  
 Unit Count: **1**  
 Exterior Features: **Balcony, Gas Grill, Spa/Hot Tub**  
 Builder Name:  
 Pool Features:

## Water &amp; Utilities

Water Included:  
 Utilities: **Cable Available, Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Available**  
 Water Source: **Public**  
 Sewer: **Public Sewer**  
 Electric: **220 Volts**

## Public Remarks

**Remodeled and upgraded penthouse Breck condo...with large living room and dining room perfect for entertaining. Bring your friends and family up to enjoy the concierge service provided by the Station with a swimming pool and a locker steps away from the lift. Lovely master suite, 2 extra bedrooms and washer/dryer included. Country kitchen style with large breakfast bar and an oversized heated garage with lockers for more storage. Walk in town, to lift and to hiking trails and enjoy the ski slope view....spectacular! Don't miss out...concierge condos are rare and snapped up easily.**

## Directions

**Highway 9 to Boreas Pass, turn east and first left into Main Street Junction condos. Condo on your right.**

## Confidential Information

Private Remarks: **Easy to show for 7 days...afterwards rented intermittently. If you need us to help you show, please let us know. Front door unlocked, up the stairs and lockbox next to front door.**

Buyer Agency Comp: **3%**  
 Transaction Broker Comp: **3%**  
 Contract Earnest Check To: **Land Title Breckenridge**  
 Contract Min Earnest: **\$20,000**  
 Title Company: **Land Title Breckenridge**  
 Investor Blackout End Date:  
 Dual Variable: **No**  
 Listing Terms: **1031 Exchange, Cash, Conventional, Jumbo**  
 Docs Available: **Condo Docs, HOA Docs Available, Legal Description, Rental Average**  
 Submitted Prosp: **No**  
 Possession: **Close Plus 1 Day**  
 Ownership: **Government**  
 Home Warranty: **No**

Expiration Date: **01/09/2022**

## Showing Information

Showing Contact Phone: **800-746-9464**  
 Showing Instructions: **Please use showingtime: 800-746-9464**  
 Occupant Type: **Tenant**  
 Show Email:  
 No Showings Until: **01/09/21**

## List Agent

List Agent: **[Jeannette Thompson](#)**  
 List Agent ID: **326535**



Phone: **970-368-6662**  
 Mobile: **970-668-0880**  
 Office: **970-668-0880**  
 Email: **[jeannette@gongloff.com](mailto:jeannette@gongloff.com)**

List Office: **[The Gongloff Group](#)**

List Office ID: **M7172**



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## Characteristics

Land Use - County:	<b>Condominium Unit</b>	Land Use - CoreLogic:	<b>Condominium</b>
Building Type:	<b>Condo Apartment</b>	Style:	<b>CONDOMINIUM</b>
Year Built:	<b>1999</b>	Bldg Sq Ft - Above Ground:	<b>1,326</b>
Bldg Sq Ft - Total:	<b>1,326</b>	Bldg Sq Ft - Finished:	<b>1,326</b>
Bldg Sq Ft - 1st Floor:	<b>1,326</b>	# Units:	<b>1</b>
# Buildings:	<b>1</b>	Total Rooms:	<b>5.000</b>
Bedrooms:	<b>3</b>	Baths - Total:	<b>3</b>
Baths - Full:	<b>3.000</b>	Other Rooms:	<b>KITCHEN</b>
Heat Type:	<b>Hot Water</b>	Garage Type:	<b>Detached Garage</b>
Garage Capacity:	<b>1</b>	Garage Sq Ft:	<b>250</b>
Exterior:	<b>Wood Siding</b>	Water:	<b>PUBLIC</b>
Sewer:	<b>Public Service</b>		

## Owner Information

Owner Name:	<b>Tatum Christopher D</b>	Owner Name 2:	<b>Tatum Margaret A</b>
Mailing Address:	<b>2494 Ginny Way</b>	Mailing City & State:	<b>Lafayette Co</b>
Mailing Zip:	<b>80026</b>	Mailing ZIP 4:	<b>9156</b>
Mailing Carrier Route:	<b>R006</b>	Owner Occupied:	<b>No</b>

## Location Information

Property Zip:	<b>80424</b>	Property Zip4:	<b>6196</b>
Property Carrier Route:	<b>R777</b>	School District:	<b>Summit Re-1</b>
Elementary School:	<b>BRECKENRIDGE</b>	Middle School:	<b>SUMMIT</b>
High School:	<b>SUMMIT</b>	Subdivision:	<b>Main Street Junction Ph 1</b>
Zoning:	<b>B25</b>	Census Tract:	<b>000402</b>
Topography:	<b>TYPE UNKNOWN</b>	Neighborhood Code:	<b>05300</b>
Block:	<b>3</b>	Lot:	<b>15</b>

## Tax Information

PIN:	<b>6506473</b>	Alternate PIN:	<b>2371-0621-44-001</b>
Schedule Number:	<b>6506473</b>	% Improved:	<b>100</b>
Tax District:	<b>3</b>		
Legal Description:	<b>UNIT 15 BLDG 3 MAIN STREET JUNCTION PHASE 1</b>		

## Assessment & Taxes

Assessment Year	2019	2018	2017
Market Value - Improved	<b>\$828,558</b>	<b>\$690,656</b>	<b>\$690,656</b>
Market Value - Total	<b>\$828,558</b>	<b>\$690,656</b>	<b>\$690,656</b>
Assessed Value - Total	<b>\$59,242</b>	<b>\$49,727</b>	<b>\$49,727</b>
YOY Assessed Change (\$)	<b>\$9,515</b>	<b>\$</b>	
YOY Assessed Change (%)	<b>19%</b>	<b>0%</b>	
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$3,364.42</b>	<b>\$2,906.70</b>	<b>\$2,680.04</b>
Change (\$)	<b>\$458</b>	<b>\$227</b>	
Change (%)	<b>16%</b>	<b>8%</b>	

## Last Market Sale

Sale Date:	<b>02/03/2020</b>	Sale Price:	<b>\$972,650</b>
Price per SqFt - Finished:	<b>\$733.52</b>	Document Number:	<b>000000988190</b>
Deed Type:	<b>Warranty Deed</b>	Owner Name:	<b>Tatum Christopher D</b>
Owner Name 2:	<b>Tatum Margaret A</b>	Seller Name:	<b>Youell Geoffrey</b>

## Listing History from MLS

ListingID: [6842341](#) Sts: **Pending** **680 S Main Street Unit #15, Bldg 3, Breckenridge, CO** LA: [Jeannette Thompson](#)  
**80424**

Parcel #: [6506473](#) Residential, Condominium LO: [The Gongloff Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
01/13/2021	Pending	ACT->PND	01/13/21 - 10:40 AM	4
01/09/2021	New Listing	ACT-> \$1,229,000	01/09/21 - 10:22 AM	

ListingID: [5955102](#) Sts: **Withdrawn** **680 S Main Street Unit #15, Bldg 3, Breckenridge, CO** LA: [Jeannette Thompson](#)  
**80424**

Parcel #: [6506473](#) Residential, Single Family Residence LO: [The Gongloff Group](#)



Effective Date	Change Type	Prev -> New	Change Timestamp	Days in MLS
01/09/2021	Withdrawn	ACT->WTH	01/09/21 - 10:05 AM	1
01/08/2021	Price Increase	\$1,199,000->\$1,229,000	01/08/21 - 09:54 PM	0
01/08/2021	New Listing	ACT-> \$1,199,000	01/08/21 - 07:42 PM	

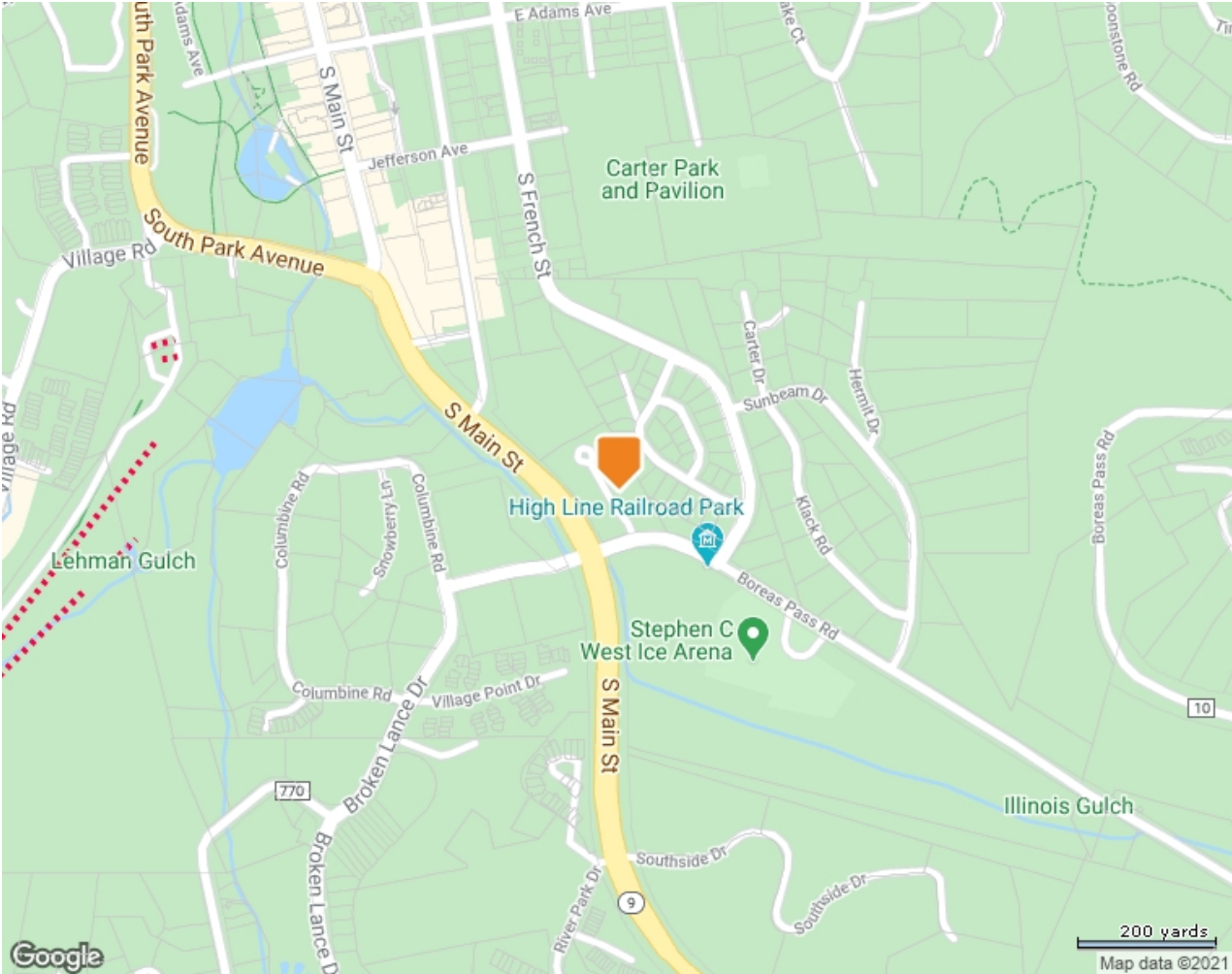
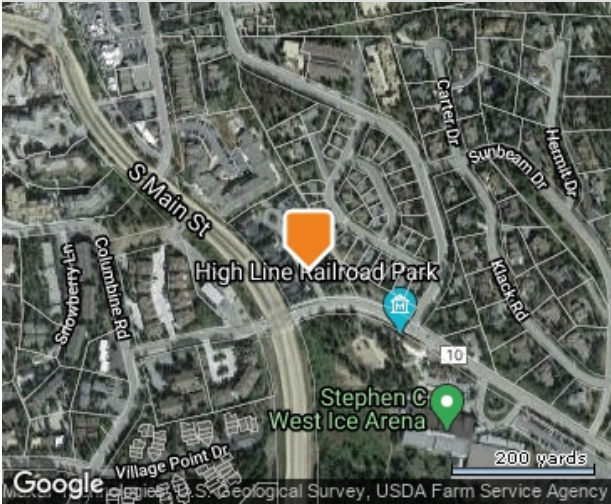
## Sale History from Public Records

Sale Date	Sale Price	Nom	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type	Title Company	Multi/Split Sale
02/03/20	\$972,650		Tatum Christopher D & Margaret A	Youell Geoffrey	1219909	Warranty Deed	Land Title Guarantee	
06/23/14		Y	Youell Geoffrey	Youell Geoffrey	1058895	Quit Claim Deed	Land Title Guarantee	
03/16/11	\$600,000		Youell Geoffrey	Cba International	962666	Warranty Deed	Land Title Guarantee	
			Chua Arlene			Joint Tenant		
03/27/07		Y	Cba International	Katz Steve J & Rebecca S	850591	Quit Claim Deed		

04/15/02		Katz Steve J & Rebecca S	Owner Record		Deed (Reg)
01/30/02		Katz Rebecca S			
01/30/02	Y	Owner Record	Owner Record	678199	Quit Claim Deed
01/30/01		Owner Record	Owner Record	646630	Warranty Deed
12/02/99	\$550,100	Owner Record	Owner Record	612544	Warranty Deed

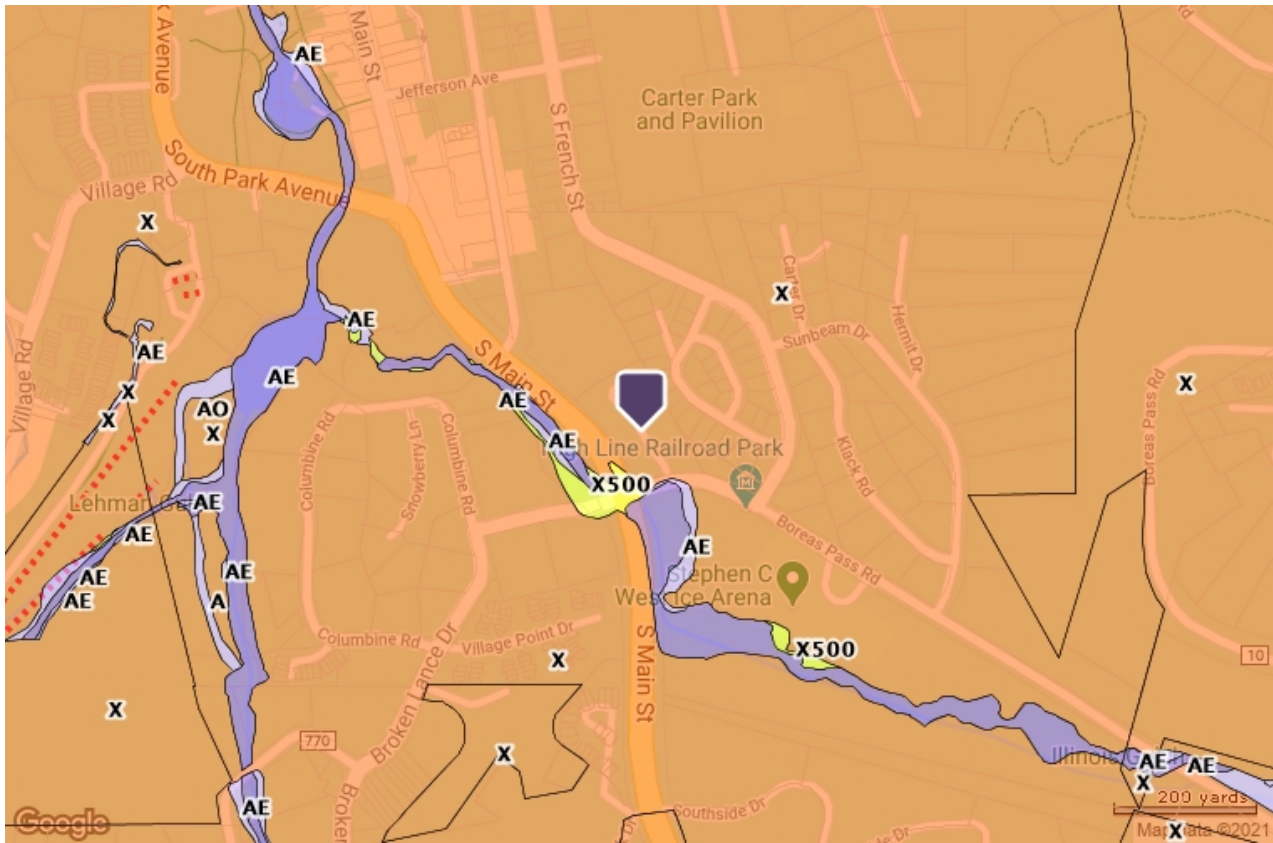
Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mrtg Type Code	Term	Int Rate	Int Rate Type	Borrower Name(s):	Title Company
07/09/14	\$275,000	Stearns Lndg Inc	CONVENTIONAL	YEARS	30			Youell Geoffrey	
12/27/11	\$308,000	Fpf Wholesale	CONVENTIONAL	YEARS	30			Youell Geoffrey Chua Arlene	Land Title Guarantee
03/22/11	\$310,000	Megastar Fin'l Corp	CONVENTIONAL	YEARS	30			Youell Geoffrey Chua Arlene	



Flood Zone Code:	<b>X</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Zone Date:	<b>11/16/2018</b>	Flood Community Name:	<b>BRECKENRIDGE</b>
Flood Zone Panel:	<b>08117C0481F</b>	Within 250 feet of multiple flood zone:	<b>Yes (AE,X,X500)</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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