

**Partial Ownership Client Detail**  
**General Property Information**

**MLS#: S1024006      Status: Active      Sub-Type: Single Family**

<b>List Price:</b>	<b>\$775,000</b>	<b>Sold Price:</b>	<b>Bldg #:</b>
<b>List Price/SqFt:</b>	<b>\$183.35</b>	<b>Sold Price/SqFt:</b>	<b>Unit #:</b>
<b>Address:</b>	<b>310 WHISPERING</b>	<b>Sold Date:</b>	<b>Unit Entry Level: 1</b>
<b>Subd/Complex:</b>	<b>BLUE RIVER, CO 80424</b>		<b># Levels in Unit: 3</b>
<b>County:</b>	<b>TIMBER CREEK ESTATES</b>		<b># of Units: 1</b>
	<b>Summit      Bldg Name:</b>		<b>Total Bldg Level: 3</b>
<b>Bedrooms: 4</b>	<b>Full Baths: 4</b>	<b>3/4 Baths: 0</b>	<b>1/2 Baths: 1</b>
<b>Apx SF Living Area: 4,227</b>	<b>Furnished: Mostly</b>		
<b>Sq. Ft Source: Appraiser</b>	<b>Lockoff: No</b>		
<b>Year Built: 2002</b>	<b>Adj Year Built:</b>	<b>Pets Allowed: Yes</b>	
<b>Loft Incl Bdrm Count: No</b>	<b>Loft: No</b>	<b>Virtual Tour:</b>	
<b>Add'l Rooms:</b>	<b>Basement Finished, Breakfast Nook, Dining Room, Great Room, Media Room, Long &amp; Short Term Allowed</b>		
<b>Rentals Allowed:</b>	<b>Shared Interest</b>	<b>Week: See</b>	<b>Week Remarks:</b>
<b>Partial Ownership:</b>		<b>Remarks</b>	



**Remarks:** Run to the hills!... they said... Do you want space, luxury, quiet, moose visits, solitude and the most brilliant star gazing you can only dream about? This is it... majestic mountain home surrounded by trails and trees on 2.5 acres with elegant features & every convenience for a sophisticated lifestyle. Own 1/4 of this home for less than \$800,000. Perfection...ready for you to enjoy. No work to be done, just arrive and play in your new paradise.

**Interior - Exterior**

<b>Total Avg. Mo. Util.:</b>	<b>901</b>	<b>Avg. Gas Monthly: \$632</b>	<b>Sewer Monthly: \$0</b>	<b>Avg. Elec. Monthly: \$269</b>
<b>Water Monthly:</b>	<b>\$0</b>	<b>Water Heating: Common</b>		<b>Water Heater Gall.:</b>
<b>Appliances:</b>	<b>CookTopGas, Dishwasher, Disposal, Microwave, Range Electric, Range Hood, Refrigerator, Wall Oven, Washer / Dryer, Wine Cooler</b>			
<b>Interior Features:</b>	<b>Cable Available, Deck, Fireplace - Gas, Hot Tub - Heating:</b>		<b>Natural Gas, Radiant</b>	
	<b>Private, Multi-Level, Patio, Vaulted Ceilings, Wired for Cable</b>			
<b>Floor Coverings:</b>	<b>Tile, Wall/Wall Carpet, Wood</b>		<b>Laundry: Dryer - Electric, Washer</b>	
<b>Construction:</b>	<b>Contemporary</b>		<b>Gar/Parking: 2 Car Garage, Attached</b>	

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

<b>Annual Taxes:</b>	<b>\$7,444.77</b>	<b>Tax Year: 2019</b>	<b>Transfer Tax: 0%</b>	<b>Resort/Nbrhd Fee: \$0</b>
<b>Assessments:</b>	<b>None Known</b>		<b>Right of Ref: No</b>	<b>Right of Ref #Days:</b>
<b>Assoc. Fee:</b>	<b>\$50.00 / Mo.</b>	<b>Assoc. Fee Incl.: Water / Sewer</b>		

**Subdivision/Community Information**

**Location:** Bus Route, Nordic Ski In/Out  
**Common Facilities:** None  
**Commun. Amenities:** Cross Country Trails, Hiking / Pedestrian Trails

**Land & Site Information**

<b>Schedule #:</b>	<b>6507772</b>	<b>Area:</b>	<b>Breckenridge</b>	<b>Accessibility: All Year</b>	<b>Access # of Months: 12</b>
<b>Lot #:</b>	<b>6</b>	<b>Water Src:</b>	<b>Municipal / Public</b>	<b>Apx Lot SqFt: 108,277v</b>	<b>Apx Lot Acreage: 2.49</b>
<b>Block #:</b>		<b>Lot SqFt Source:</b>	<b>County/Govt</b>	<b>Parcel #:</b>	<b>Zoning: Single Family</b>
<b>Filing #:</b>		<b>Legal Parcel:</b>	<b>Yes</b>	<b>Ground Lease:</b>	<b>Lot Ownership: Fee Simple</b>
<b>Staked:</b>		<b>Pinned:</b>		<b>Sewer/Septic: Connected to Sewer</b>	
<b>Available Utilities:</b>	<b>Cable Tv, District Sewer, District Water, Electricity, Gas, Phone, Snow Removal, Trash Pickup</b>				
<b>Documents on File:</b>	<b>Association Docs</b>				
<b>View:</b>	<b>Mountains</b>				
<b>DOM:</b>	<b>0</b>				

**Driving Directions:** Hwy 9 south to Timber Creek Estates (Whispering Pines Circle); turn left, follow until you get to 310 on your right.



**Prepared By: Kristine Ohagan - The Gongloff Group. Generated on 02/17/2021 5:05:08 PM**

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**Partial Ownership Client Detail**  
**General Property Information**

**MLS#: S1024005      Status: Active      Sub-Type: Single Family**

**List Price:** \$1,449,500      **Sold Price:**      **Bldg #:**  
**List Price/SqFt:** \$342.91      **Sold Price/SqFt:**      **Unit #:**  
**Address:** 310 WHISPERING      **Sold Date:**      **Unit Entry Level:**  
 BLUE RIVER, CO 80424      **# Levels in Unit:** 3  
**Subd/Complex:** TIMBER CREEK ESTATES      **# of Units:**  
**County:** Summit      **Bldg Name:**      **Total Bldg Level:**

**Bedrooms:** 4      **Full Baths:** 4      **3/4 Baths:** 0      **1/2 Baths:** 1

**Apx SF Living Area:** 4,227      **Furnished:** Mostly  
**Sq. Ft Source:** Appraiser      **Lockoff:** No  
**Year Built:** 2002      **Adj Year Built:**      **Pets Allowed:** Yes  
**Loft Incl Bdrm Count:** No      **Loft:** No      **Virtual Tour:**  
**Add'l Rooms:** Basement Finished, Dining Room, Family Room, Media, See Remarks, Study      **Video:** 

**Rentals Allowed:** Long & Short Term Allowed  
**Partial Ownership:** Shared Interest      **Week:** See      **Week Remarks:** Remarks



**Remarks:** Show-stopper home surrounded by trails and wildlife; skiing, riding, hiking or star-gazing from the hot tub...this is the life you've always dreamed of and could never afford. Modern and elegant features and furnishings inside and out...3 fireplaces, enormous deck, two main floor living rooms plus a video and game room downstairs. Own 50% of this sophisticated mountain home for under \$1.5M, set up and ready for you to move in. Want hassle free? This is it.

**Interior - Exterior**

**Total Avg. Mo. Util.:** 901      **Avg. Gas Monthly:** \$632      **Sewer Monthly:** \$0      **Avg. Elec. Monthly:** \$269  
**Water Monthly:** \$0      **Water Heating:** Common      **Water Heater Gall.:**  
**Appliances:** CookTop, Gas, Dishwasher, Disposal, Microwave, Range Electric, Range Hood, Refrigerator, Wall Oven, Washer / Dryer, Wine Cooler  
**Interior Features:** Cable Available, Deck, Fireplace - Gas, Hot Tub - Heating: Natural Gas, Radiant  
 Private, Multi-Level, Patio, Vaulted Ceilings, Wired for Cable  
**Floor Coverings:** Tile, Wall/Wall Carpet, Wood      **Laundry:** Dryer - Electric, Washer  
**Construction:** Contemporary      **Gar/Parking:** 2 Car Garage, Attached

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**Filing #:**      **Legal Parcel:** Yes      **Ground Lease:**      **Lot Ownership:** Fee Simple  
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**Available Utilities:** Cable Tv, District Sewer, District Water, Electricity, Gas, Phone, Snow Removal, Trash Pickup  
**Documents on File:** Association Docs  
**View:** Mountains  
**DOM:** 0

**Driving Directions:** Hwy 9 south to Timber Creek Estates (Whispering Pines Circle); turn left, follow until you get to 310 on your right.



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