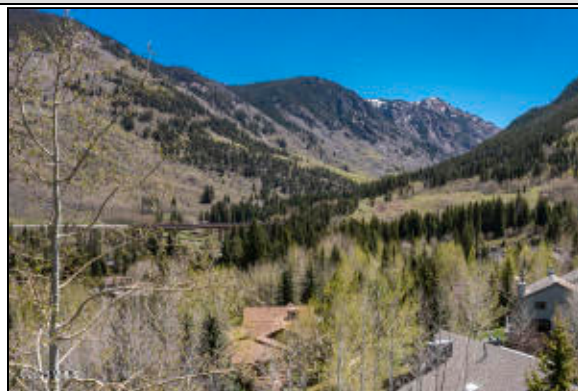


County: Eagle

PROPERTY INFORMATION

Area:	East Vail	Bedrooms:	4
Complex/		Total Baths:	3
Subdivision:	Vail Meadows 1	Full Baths:	3
Property Subtype:	Single Family	3/4 Baths:	0
	Residence	Half Baths:	0
Year Built:	1981	Parking:	Garage
# Of Levels in Unit:	2	# of Garage Stalls:	2
Entry Location:	2	# of Parking Spaces:	4
Lockoff:	No		
Additional Rooms:	See Remarks		
Furnished:	Partially		
Stories:	2		



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$5,153.24	Association: No	Transfer Tax %: 1
Current Tax Year: 2020		Transfer Fee: 0

LAND AND SITE INFORMATION

Lot Size Acres: 0.57	Zoning Code: Primary Secondary	Schedule #: R013946
Lot Size SqFt: 24,786	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 209918219013	Water Source: Public
Lot #: 24	Pinned: No	
	Staked: No	

Legal Description: Subdivision: VAIL MEADOWS FIL 1 Lot: 24 BK-0261 PG-0398 BK-0311 PG-0631 09-26-80 BK-0323 PG-0443 09-26-80 BK-0448 PG-0315 08-28-86 BK-0531 PG-0171 QCD 06-07-90

Remarks: This is an incredibly prime redevelopment opportunity for someone to build on one of the best homesites in East Vail. Backing up to national forest and with gorgeous views, including of Bald Mountain, this primary-secondary duplex site currently has a 3,000 square foot home with a separate 2-car garage and is being sold as a "tear down" given the condition and size. This land is zoned for a primary-secondary duplex or a single family home. You would need an architect to design and determine the exact square footage that can be built but between 9,000 and 10,000 square feet is a reasonable estimate based upon similar sized lots with this zoning. Obviously something much smaller may be desirable depending upon the buyer and if it is a single family or a duplex. Enjoy visitors from your neighbors living on the White River National Forest: deer, elk and fox to name a few. In the winter, there is a short walk to the Town of Vail free bus stop to take you into Vail Village. If you are a backcountry enthusiast, you can ski right to your cul-du-sac via the East Vail chutes and come out at the water tower. East Vail is magical in the summer and fall, with incredible hiking, biking, fly fishing, golf, and rafting. Head into Vail Village for various festivals and events or to take in a concert at the Ford Amphitheater. Enjoy dining and shopping with the family in Vail Village or even enjoy a nearby dinner at Heirloom Restaurant & Bar, located in the heart of East Vail at the Vail Racquet Club. Get an affordable membership to the Vail Racquet Club for working out, swimming, hot tubs and tennis. East Vail is a beautiful area and is well known for the big impact of it's steep mountains, waterfalls and the Gore Creek that winds through the area. Bighorn Park is the neighborhood's meeting place with its playground, off-leash dog park, picnic tables, open field and pond. Bikers can begin their day by riding up Vail Pass, and hikers...

[Click to View Virtual Tour](#)

LISTING DETAIL

Interior Features: See Remarks	Neighborhood Features: Cross Country Trail(s); Near Public Transit; Racquet Ball Courts; Trail(s); See Remarks
Appliances Included: None	Construction: Frame
Floor Coverings: See Remarks	Exterior: Other
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Satellite; Sewer Available; Trash; Water Available	Foundation: Poured in Place
Utility Expenses: Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0	Roof: See Remarks
Heating: See Remarks	Property Access: All Year
Cooling: None	Pets: Cats OK; Dogs OK; Yes
Laundry: See Remarks	View: Creek/Stream; Meadow; Mountain(s); Trees/Woods
Sewer: Sewer Connected	Geological Info: Avalanche; Mud/Debris
Water Source: Public	Waterfront Features: Stream

LISTING INFORMATION

Deed Restrictions	No
Possession:	Delivery of Deed
Rental Agreement:	No
Short Term Rentals Permitted:	Yes
Right of Refusal:	No