

Residential  
MLS# 1006098

1989 Circle Drive, Vail, CO, 81657  
County: Eagle

Client Summary

PROPERTY INFORMATION

**Area:** West Vail North  
**Complex/Subdivision:** Buffer Creek  
**Property Subtype:** Duplex  
**Year Built:** 1971  
**Year Built Effective:** 1985  
**Levels:** Two  
**# Of Levels in Unit:** 3  
**Entry Location:** 1  
**Lockoff:** Yes  
**Additional Rooms:** Dining Area;  
Family Room;  
Utility Room;  
Loft; Office  
**Furnished:** Furnished  
**Stories:** 2

**Bedrooms:** 4  
**Total Baths:** 4  
**Full Baths:** 3  
**3/4 Baths:** 1  
**Half Baths:** 0  
**Finished Square Feet:** 2,707  
**Total SqFt:** 2,707

**Sq Ft Source:** Broker  
**Entry Level Master:** No  
**Parking:** Surface  
**# of Parking Spaces:** 4



ASSOCIATION/TAX INFORMATION

**Current Tax Amount:** \$2,829.88  
**Current Tax Year:** 2021  
**Association:** No  
**Transfer Tax %:** 1  
**Transfer Fee:** 0

LAND AND SITE INFORMATION

**Lot Size Acres:** 0.14  
**Lot Size SqFt:** 6,054  
**Lot Size Source:** County/Govt

**Zoning Code:** PS  
**Ground Lease:** No  
**Parcel Number:** 210312302035

**Schedule #:** R063890  
**Legal Parcel:** Yes  
**Water Source:** Public

**Legal Description:** Subdivision: BUFFER CREEK RESUB Lot: 27 Tract: 1 AKA HAUS BERGKRISTALL DUPLEX

**Remarks:** Nestled in the quiet but highly desirable street in West Vail, this is a prime opportunity to own a second home, investment property or a combination of both, that is a short distance from the Vail Village and many other conveniences. This duplex residence is in a sweet spot price point and is move-in ready with beautiful new furnishings, carpet, paint, and a new roof underway. A private entrance and driveway on a different street from the other duplex neighbor provide privacy and easy access. Incredibly versatile, this home can be used as one residence, or you can lock the doors on the interior stairway between the upper and lower floor, and live privately on each level of the home with each having separate entrances - 2 bedrooms, 2 baths on the lower level and 2 bedrooms plus loft, 2 bathrooms on the upper level. Two "weekend warrior" families may even team up to purchase this Property together, deciding that they cannot continue to cram into a hotel and waste money on rent. The upper level has a full size kitchen, sky high ceilings, and a loft that is accessible via stairs versus a ladder system. Although the loft is not full height (about 6 feet on one side and angled lower from there) it is very comfortable and has an operable window. Both levels have abundant natural light on a lovely flat lot with greenspace and mature trees and are only a snowball's throw to the nearest bus that drops right in Vail Village in about 12 minutes. You can even take a short stroll to the grocery store or to dine in West Vail or an even shorter walk in the opposite direction to the nearby park. The upper level living room has massive windows and automatic blinds, and a private deck. It also has a laundry room but the lower level has a laundry hookup where you can add another washer and dryer if you choose to have laundry on both levels.

LISTING DETAIL

**Interior Features:** Fireplace - Gas; Fireplace - Wood; Multi-Level; Vaulted Ceiling(s); Wired for Cable; Balcony  
**Appliances Included:** Dishwasher; Disposal; Microwave; Range; Refrigerator; Washer/Dryer  
**Floor Coverings:** Carpet; Vinyl  
**Fireplace Features:** Gas; Wood Burning  
**Utilities Available:** Cable Available; Electricity Available; Natural Gas Available; Phone Available; Satellite; Sewer Available; Trash; Water Available  
**Utility Expenses:** Average Monthly Electric: 110; Average Monthly Gas: 140; Sewer Monthly: 54; Trash Monthly: 85; Water Monthly: 54  
**Heating:** Baseboard; Natural Gas  
**Air Conditioning:** No  
**Cooling:** None  
**Laundry:** Dryer; Washer  
**Sewer:** Sewer Connected  
**Water Source:** Public

**Neighborhood Features:** Near Public Transit; Trail(s)  
**Construction:** Frame  
**Exterior:** Stucco; Wood Siding  
**Foundation:** Poured in Place  
**Roof:** Tar & Gravel  
**Patio and Porch Features:** Deck  
**Property Access:** All Year  
**Pets:** Cats OK; Dogs OK; Yes  
**View:** Mountain(s); Trees/Woods  
**Geological Info:** Rockfall/Mitigated Rockfall

LISTING INFORMATION

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