

Residential Active  
MLS# 1007193  
ADOM/CDOM: 5/5

521 E Lionshead Circle 602, Vail, CO, 81657  
County: Eagle

Client Summary

PROPERTY INFORMATION

<b>Area:</b>	Lionshead	<b>Bedrooms:</b>	3
<b>Complex/Subdivision:</b>	Vail 21 Condo	<b>Total Baths:</b>	3
<b>Property Subtype:</b>	Condominium	<b>Full Baths:</b>	0
<b>Year Built:</b>	1972	<b>3/4 Baths:</b>	3
<b>Year Built Effective:</b>	2004	<b>Half Baths:</b>	0
<b>Unit #:</b>	602	<b>Finished Square Feet:</b>	1,203
<b># Of Levels in Unit:</b>	2	<b>Total SqFt:</b>	1,203
<b>Entry Location:</b>	6	<b>Sq Ft Source:</b>	County/Gov't
<b>Lockoff:</b>	No	<b>Parking:</b>	Aboveground;
<b>Additional Rooms:</b>	Den; Dining Area		Assigned
<b>Furnished:</b>	Furnished	<b># of Parking Spaces:</b>	1
<b>Stories:</b>	6		



ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b> \$5,495.52	<b>Association:</b> Yes \$4,479 Quarterly	<b>Transfer Tax %:</b> 1
<b>Current Tax Year:</b> 2022		<b>Transfer Fee:</b> 0

LAND AND SITE INFORMATION

<b>Lot Size Acres:</b> 0.01	<b>Zoning Code:</b> Residential Multi-Family	<b>Schedule #:</b> R009105
<b>Lot Size SqFt:</b> 566	<b>Ground Lease:</b> No	<b>Legal Parcel:</b> Yes
<b>Lot Size Source:</b> County/Gov't	<b>Parcel Number:</b> 210106403019	<b>Water Source:</b> Public

**Legal Description:** Subdivision: VAIL 21 CONDO Unit: 602 R905397 DEC 02-04-05 R200601177 EAS 01-17-06

**Remarks:** Wowza! Take in the jaw dropping views of Vail Mountain from this mountain contemporary renovated penthouse in the heart of it all in Lionshead Village. Yes, don't miss your chance for a sweet spot price point that everyone has been looking for in a 3-bedroom. Renovated and furnished in 2018 with killer views and prime location. Easy access to the Eagle Bahn Gondola and great retail shopping & dining. Opportunity is beckoning to enjoy effortless living in the world-renowned Lionshead Village of Vail. Great hot tub with convenient access to unit 602 and one assigned surface parking spot at the building and the ability to conveniently use the Lionshead parking structure for overflow parking and guests. The upper balcony has incredible views of the ski slopes and the Gore Range and has been converted into a den, offering a second living space to enjoy a movie or hang out and play games away from the main living room. Lionshead Village is one of the two base villages for Vail Mountain in the Vail Core. With all the amenities an alpine village would need including lavish accommodations, fine-dining to casual, shopping, ski shops, an outdoor ice skating rink and its own gondola. The Eagle Bahn Gondola and Chair #8 (the Born Free Express) provide quick access and much smaller lines than accessing the slopes at Gondola 1 in Vail Village. Lionshead is a charming pedestrian village with heated cobblestone streets and easy village-to-village access via the in-town bus to cruise easily to anywhere in the Vail Core. You may also choose to stroll or bike ride along the scenic route which is the connecting path to Vail Village along Gore Creek. In the summer, enjoy the miles of scenic trails for hiking or on your mountain bike with trails to satisfy any skill-level. Here you will find some local favorites like Berry Picker and Radio Flyer. Lionshead also hosts some great events like Vail Jazz, Bluegrass, Oktoberfest and more throughout the year.

[Click to View Virtual Tour](#)

Showing Information and Requirements

LISTING DETAIL

<b>Interior Features:</b> Fireplace - Wood; Multi-Level; Vaulted Ceiling(s); Balcony	<b>Neighborhood Features:</b> Near Public Transit; Trail(s)
<b>Appliances Included:</b> Built-In Gas Oven; Cooktop; Dishwasher; Microwave; Refrigerator; Washer/Dryer; Wine Cooler	<b>Distressed Property:</b> None
<b>Association/HOA Fee Includes:</b> Cable TV; Common Area Maintenance; Gas; Insurance; Internet; Sewer; Snow Removal; Trash; Water	<b>Construction:</b> Tilt-Up
<b>HOA/Comm Amenities:</b> Spa/Hot Tub	<b>Exterior:</b> Cement Siding
<b>Floor Coverings:</b> Carpet; Laminate; Tile	<b>Foundation:</b> Concrete Perimeter
<b>Utilities Available:</b> Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Snow Removal; Trash; Water Available	<b>Roof:</b> Asphalt
<b>Utility Expenses:</b> Average Monthly Electric: 58; Water Monthly: 0	<b>Patio and Porch Features:</b> Deck
<b>Heating:</b> Baseboard	<b>Property Access:</b> All Year
<b>Air Conditioning:</b> No	<b>View:</b> Mountain(s); Ski Slopes; South Facing
<b>Cooling:</b> None	<b>Geological Info:</b> None Known
<b>Laundry:</b> Other	
<b>Sewer:</b> Sewer Connected	
<b>Water Source:</b> Public	

LISTING INFORMATION

<b>Listing Date:</b> 04/15/2023	<b>Status Change Date:</b> 04/15/2023
	<b>Possession:</b> Delivery of Deed
	<b>Rental Agreement:</b> Yes
	<b>Short Term Rentals Permitted:</b> Yes
	<b>Right of Refusal:</b> Yes
	<b>Refusal Day #:</b> 20