

County: Eagle

## PROPERTY INFORMATION

<b>Area:</b>	Vail Village	<b>Bedrooms:</b>	2
<b>Complex/Subdivision:</b>	Village Center Condos	<b>Total Baths:</b>	2
<b>Property Subtype:</b>	Condominium	<b>Full Baths:</b>	1
<b>Year Built:</b>	1974	<b>3/4 Baths:</b>	1
<b>Year Built Effective:</b>	2000	<b>Half Baths:</b>	0
<b>Levels:</b>	One	<b>Finished Square Feet:</b>	1,122
<b>Unit #:</b>	4J	<b>Total SqFt:</b>	1,122
<b># Of Levels in Unit:</b>	1	<b>Sq Ft Source:</b>	County/Gov't
<b>Entry Location:</b>	4	<b>Entry Level:</b>	Yes
<b>Lockoff:</b>	No	<b>Master:</b>	
<b>Additional Rooms:</b>	Dining Area	<b>Parking:</b>	Covered Assigned; Underground
<b>Furnished:</b>	Furnished	<b># of Garage Stalls:</b>	1
<b>Stories:</b>	4	<b># of Parking Spaces:</b>	1



## ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b> \$7,484.8	<b>Association:</b> Yes \$4,282 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	<b>Zoning Code:</b> Residential Suburban Low Density	<b>Schedule #:</b> R010358
<b>Lot Size SqFt:</b> 0	<b>Ground Lease:</b> No	<b>Legal Parcel:</b> Yes
<b>Lot Size Source:</b> County/Gov't	<b>Parcel Number:</b> 210108207015	<b>Water Source:</b> District Water

**Legal Description:** DESC: BLDG C PK SP 32 Subdivision: VILLAGE CENTER Unit: 4J

**Remarks:** This beautiful condo overlooking Gore Creek and Vail's ski slopes offers a prime location, views and amenities in the heart of Vail Village. Fully furnished and ready for the buyer to move right in and start enjoying, this property is great for personal use and short-term rentals. It offers an outdoor, year-round swimming pool and après ski ready hot tub and fire pit, all overlooking Gore Creek and for the exclusive use of Village Center owners. With the convenience that everyone is looking for, drive through Vail Village in front of Solaris and enter the private drive to the Village Center parking garage to access your private assigned covered parking. Exit the front door to explore Vail's vibrant alpine village with 5-star dining at Matsuhisa, Sweet Basil, and Mountain Standard. Grab your skis as it is only a short distance to Gondola One to enjoy fresh powder of Vail's legendary Back Bowls. Village Center is the perfect year-round destination. Right out your front door, spend your summer days in or on Gore Creek fishing or tubing, watch the GoPro Games on the water right from the balcony, bike from Vail Village to Lionshead, or find a trail to ride or hike on Vail Mountain. Sundays are ideal at this location being right in the middle of Vail's summer Farmers Market. Have no fear, though, as you are not trapped. There is a little known underground exit during these events through to Vail Road that comes out by the Sonnenalp Hotel. In the winter, Vail Village becomes a true winter wonderland - from skiing, ice skating and tubing to building the ultimate snow fort and more. Return from your day's adventures and settle into creekside bliss while watching people skiing right from your living room and enjoying the warmth of the fireplace. As a fully equipped 2-bed, 2-bath residence, it presents itself as the ideal mountain retreat. Who needs a huge home when you have this easy turnkey property and Vail Village as part of your living space! A rental proforma is av

## LISTING DETAIL

<b>Interior Features:</b> Fireplace - Gas; Balcony	<b>Neighborhood Features:</b> Cross Country Trail(s); Fishing; Golf; Near Public Transit; Trail(s); Pickleball Courts
<b>Appliances Included:</b> Cooktop; Dishwasher; Disposal; Dryer; Microwave; Refrigerator; Trash Compactor; Washer; Wine Cooler	<b>Distressed Property:</b> None
<b>Association/HOA Fee Includes:</b> Cable TV; Common Area Maintenance; Gas; Heat; Insurance; Internet; Management; Sewer; Snow Removal; Telephone; Trash; Water	<b>Construction:</b> Steel Siding
<b>HOA/Comm Amenities:</b> Pool; Spa/Hot Tub; Other; See Remarks	<b>Exterior:</b> Stone; Stucco; Wood Siding
<b>Floor Coverings:</b> Carpet; Tile	<b>Foundation:</b> Poured in Place
<b>Fireplace Features:</b> Gas	<b>Roof:</b> Tar & Gravel
<b>Utilities Available:</b> Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Snow Removal; Trash; Water Available	<b>Pools:</b> Outdoor Pool
<b>Utility Expenses:</b> Average Monthly Electric: 67; Water Monthly: 0; Water/Sewer included in HOA: Yes	<b>Property Access:</b> All Year
<b>Heating:</b> Baseboard; Natural Gas	<b>Pets:</b> Dogs OK
<b>Air Conditioning:</b> No	<b>View:</b> Mountain(s); River; Ski Slopes; Trees/Woods
<b>Cooling:</b> None	<b>Geological Info:</b> None Known
<b>Laundry:</b> Other	<b>Waterfront Features:</b> Creek; River Front
<b>Water Source:</b> District Water	

## LISTING INFORMATION

Deed Restrictions: No

<b>Possession:</b>	Delivery of Deed
<b>Rental Agreement:</b>	Yes
<b>Short Term Rentals Permitted:</b>	Yes
<b>Right of Refusal:</b>	No