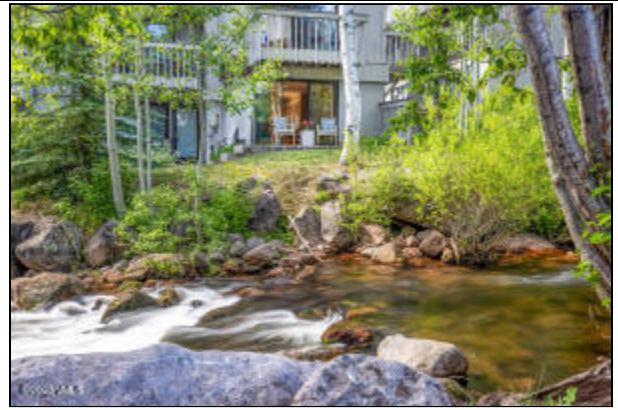


PROPERTY INFORMATION

Area:	Sandstone Lionsridge	Bedrooms:	1
Complex/Subdivision:	Brooktree	Total Baths:	1
Property Subtype:	Condominium	Full Baths:	1
Year Built:	1971	3/4 Baths:	0
Year Built Effective:	1985	Half Baths:	0
Unit #:	#116D	Finished Square Feet:	640
# Of Levels in Unit:	1	Total SqFt:	640
Entry Location:	1	Sq Ft Source:	County/Gov't
Lockoff:	No	Entry Level Primary	Yes
Additional Rooms:	Dining Area	Bed:	Uncovered
Furnished:	Furnished	Parking:	Unassigned
Stories:	1	# of Parking Spaces:	1



ASSOCIATION/TAX INFORMATION

Current Tax Amount: \$981.52	Association: Yes \$273.89 Monthly	Transfer Tax %: 1
Current Tax Year: 2022		Transfer Fee: 0

LAND AND SITE INFORMATION

Lot Size Acres: 0.03	Zoning Code: Residential Multi-Family	Schedule #: R033077
Lot Size SqFt: 1,132	Ground Lease: No	Legal Parcel: Yes
Lot Size Source: County/Gov't	Parcel Number: 210301406034	Water Source: Public

Legal Description: DESC: BLDG D Subdivision: BROOKTREE TOWNHOUSES Unit: 116 BK-0437 PG-0964 LET 09-17-85 BK-0516 PG-0357 PRD 10-24-89

Remarks: Welcome to this creekside living in Vail with this charming non-deed restricted one-bedroom condo! Brooktree is conveniently located on the free Town of Vail bus route, eliminating the need to fight the parking structure on a powder day and offering an extremely valuable feature to the investor-owner looking to enjoy or rent the property. You can even easily walk to Lionshead and the village over the pedestrian bridge in the area. This great ground-floor end unit feels more like a townhome than a condo and is ideal for dog lovers. Enter through your own private entrance between two buildings, and the abundant natural light and sounds of running water in the creek will instantly change your state of mind for the better. Sliding glass doors lead to the walk-out patio perched on the banks of the picturesque Sandstone Creek, and the towering aspens above provide the perfect amount of shade and a light breeze while their small leaves filter sunlight through. Inside you'll find a completely open concept and spacious living area featuring a gas fireplace, plenty of seating, and a dining area for four. The kitchen features an open layout to the living room, and there is a spacious bedroom with great natural light. The bathroom has a jetted tub perfect for a warm soak after a long day on the slopes. This 1-bedroom is a gem with a rare creekside setting that is on the bus route and is not deed restricted. Don't miss this opportunity! The exterior improvements from the special assessment have been completed and the seller will pay the final payments at closing.

[Click to View Virtual Tour](#)

Showing Information and Requirements

LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Patio	Neighborhood Features: Near Public Transit; Trail(s)
Appliances Included: Built-In Electric Oven; Cooktop; Dishwasher; Microwave; Refrigerator	Distressed Property: None
Association/HOA Fee Includes: Common Area Maintenance; Management; Sewer; Snow Removal; Trash; Water	Construction: Frame
Floor Coverings: Carpet; Tile	Exterior: Stucco; Wood Siding
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Snow Removal; Trash; Water Available	Foundation: Poured in Place
Utility Expenses: Sewer Monthly: 0; Trash Monthly: 0; Water Monthly: 0; Water/Sewer included in HOA: Yes	Roof: Asphalt
Heating: Baseboard; Electric	Patio and Porch Features: Patio
Air Conditioning: No	Property Access: All Year
Cooling: None	Pets: Cats OK; Dogs OK
Laundry: Common Area	View: Creek/Stream; Trees/Woods
Sewer: Sewer Connected	Geological Info: None Known
Water Source: Public	Waterfront Features: Creek

LISTING INFORMATION

Listing Date: 07/14/2023	Original List Price: \$665,000	
	Deed Restrictions: No	
	Possession:	Delivery of Deed
	Rental Agreement:	No
	Short Term Rentals	Yes
	Permitted:	No
	Right of Refusal:	No