

Land Active  
MLS# 1008195

2995 Basingdale Boulevard, Vail, CO, 81657

County: Eagle

Client Summary

PROPERTY INFORMATION

<b>Area:</b>	West Vail South	<b>Lot Size Acres:</b>	0.402
<b>Complex/Subdivision:</b>	Vail Intermountain Sub	<b>Lot Size Square Feet:</b>	17,511
<b>Property Subtype:</b>	Acreage	<b>Lot Size Source:</b>	County/Gov't
<b>Ground Lease:</b>	No	<b>Irrigated Acres:</b>	0
<b>Water Rights:</b>	No		
<b>Water Source:</b>	Public		
<b>Zoning Code:</b>	P/S Duplex		
<b>Parcel Number:</b>	210314310013		



ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b>	\$3,398.8	<b>Association YN:</b>	No	<b>Transfer Tax %:</b>	1
<b>Current Tax Year:</b>	2022			<b>Transfer Fee %:</b>	0
<b>Transfer Tax %:</b>	1				

**Legal Description:** Subdivision: VAIL INTERMOUNTAIN DEV SUB Block: 6 Lot: 11

**Remarks:** This is a prime opportunity to hit the ground running on a new development project. Plans are about to be submitted for a permit to the Town of Vail on this gorgeous TAB Associates-designed mountain contemporary primary/secondary residence. There are 4,972 square feet on the primary side of the duplex and 3,315 square feet on the secondary side. Each has an oversized two-car garage, elevator, and separate driveways with private entrances. This is a great project for a developer looking for the next exciting and lucrative project, or for an end user who cannot find the right property and is looking to put their fingerprints on something- all while subsidizing their purchase by reselling the other duplex side. A lot of the construction prep has already been completed, including the soils report and asbestos mitigation.

LISTING DETAIL

<b>Pets:</b> Yes	<b>Distressed Property:</b> None
<b>Utilities Available:</b> Cable Available; Electricity Available; Natural Gas Available; Phone Available; Satellite; Sewer Available; Trash; Water Available	<b>Property Access:</b> All Year
<b>Sewer:</b> Sewer Connected	<b>View:</b> South Facing; Trees/Woods; Valley
<b>Geological Info:</b> None Known	

LISTING INFORMATION

**Possession:** Delivery of Deed  
**Rental Agreement:** No

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