

Residential Active  
MLS# 1008531

300 Prater Road #A-201, Beaver Creek, CO,  
81620  
County: Eagle

Client Summary

PROPERTY INFORMATION

<b>Area:</b>	Beaver Creek	<b>Bedrooms:</b>	2
<b>Complex/Subdivision:</b>	Beaver Creek Landing	<b>Total Baths:</b>	3
<b>Property Subtype:</b>	Condominium	<b>Full Baths:</b>	2
<b>Year Built:</b>	2006	<b>3/4 Baths:</b>	0
<b>Year Built Effective:</b>	2010	<b>Half Baths:</b>	1
<b>Unit #:</b>	#A-201	<b>Finished Square Feet:</b>	1,410
<b># Of Levels in Unit:</b>	1	<b>Total SqFt:</b>	1,410
<b>Entry Location:</b>	Main Level	<b>Sq Ft Source:</b>	County/Gov't
<b>Lockoff:</b>	No	<b>Parking:</b>	Assigned; Underground
<b>Additional Rooms:</b>	Dining Area; Family Room; Utility Room	<b># of Garage Stalls:</b>	1
<b>Furnished:</b>	Furnished	<b># of Parking Spaces:</b>	1
<b>Stories:</b>	1		



ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b> \$4,237.2	<b>Association:</b> Yes \$4,909 Quarterly	<b>Transfer Tax %:</b> 0
<b>Current Tax Year:</b> 2022		<b>Transfer Fee:</b> 2.38

LAND AND SITE INFORMATION

<b>Lot Size Acres:</b> 0.06	<b>Zoning Code:</b> RESIDENTIAL	<b>Schedule #:</b> R059940
<b>Lot Size SqFt:</b> 2,613	<b>Ground Lease:</b> No	<b>Legal Parcel:</b> Yes
<b>Lot Size Source:</b> County/Gov't	<b>Parcel Number:</b> 2105-111-18-008	

**Legal Description:** BEAVER CREEK LANDING Unit: A-201 R200713267 MAP 05-22-07 R200713306 DEC 05-22-07

**Remarks:** Experience luxury mountain living at its finest at Beaver Creek Landing. This exceptional property embodies the essence of mountain living with effortless access to all that draws people to the Vail Valley. A-201 is a 2 bed/3 bath ski-in/ski-out gem that offers unparalleled on-site amenities, northeastern views of Vail's legendary back bowls, and Nottingham Lake from its private deck. This is a prime location for easy access to Vail, Bachelor Gulch, Avon, or Edwards, making it an ideal choice for those who want it all. Sold fully furnished and ready for immediate occupancy, and has the opportunity for unfettered short-term rental potential. Positioned in a private corner, it allows owners to bring dogs outside with ease. Additional property features include an extra storage "cage" in the garage, separate secured bike storage, an unassigned but guaranteed spacious parking garage space, and the ability to park additional guests much of the time. After a day of skiing, enjoy the best of apres' skiing at the Ritz Carlton Bachelor Gulch and then ski down the "Leave The Beav" trail right to your front door and into one of the two outdoor hot tubs and a year-round outdoor salt water pool. Round out the night hanging out in the lounge area playing billiards and then cozy up next to the fire pit for an after-dinner drink while enjoying the stunning winter views. Additional on-site amenities include a fitness center and great on-site management services. Enhancing the already ridiculously convenient location is the Village-To-Village "dial-a-ride" service, offering complimentary transportation anywhere within Beaver Creek, and there is a separate Beaver Creek Village bus stop just outside for additional quick access to get where you want to go quickly. For more information go to [mls.BeaverCreekLifestyle.com](http://mls.BeaverCreekLifestyle.com)

[Click to View Virtual Tour](#)

LISTING DETAIL

<b>Interior Features:</b> Elevator; Fireplace - Electric; Jetted Bath; Balcony	<b>Location:</b> Bus Route; Ski In; Ski Out
<b>Appliances Included:</b> Dishwasher; Microwave; Range; Refrigerator; Washer/Dryer	<b>Neighborhood Features:</b> Golf; Near Public Transit; Trail(s)
<b>Association/HOA Fee Includes:</b> Cable TV; Common Area Maintenance; Electricity; Gas; Heat; Insurance; Internet; Management; Sewer; Snow Removal; Trash; Water	<b>Construction:</b> Frame
<b>HOA/Comm Amenities:</b> Fitness Center; Front Desk; On Site Management; Pool; Spa/Hot Tub	<b>Exterior:</b> Stone; Stucco; Wood Siding
<b>Floor Coverings:</b> Carpet; Tile; Wood	<b>Foundation:</b> Poured in Place
<b>Utilities Available:</b> Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Snow Removal; Trash; Water Available	<b>Roof:</b> Synthetic
<b>Heating:</b> Forced Air; Natural Gas	<b>Pools:</b> Outdoor Pool
<b>Air Conditioning:</b> Yes	<b>Pets:</b> Yes
<b>Cooling:</b> Central Air; Zoned	<b>View:</b> Lake; Mountain(s); Trees/Woods
<b>Laundry:</b> Other	<b>Geological Info:</b> None Known

LISTING INFORMATION

**Deed Restrictions:** No

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

