

MLS#: S1059593
Status: Active
Sub-Type: Single Family

Residential Client Detail Display
98 RIVERWOOD DRIVE
BRECKENRIDGE, CO 80424

List Price: ↓\$2,500,000
List Price/SqFt: \$830.56

Subd/Complex: RIVERWOOD SUB
County: Summit

Bldg #:
Unit #:

Bedrooms: 4
Total Baths: 3.0
Full Baths: 2
3/4 Baths: 0
1/2 Baths: 1
Main Level Beds:
Apx SF Liv Area: 3,010
Sq. Ft Source: Appraiser
Year Built: 1999
Adj Year Built: 2000

Unit Entry Level:
Levels in Unit: 3
of Units:
Total Bldg Level:
Deed Restricted: No
Rentals Allowed: Yes
Pets Allowed: Yes

Loft: No
Loft Incl Bdrm Count:
Basement:
Add'l Rooms: Breakfast Nook
Furnished: Partial
Lockoff: No



Rare Offering in Riverwood – A Breckenridge Treasure. Welcome to Riverwood, one of Breckenridge's most coveted neighborhoods, where mountain living meets unbeatable convenience. Featured nationally on HGTV Homes Across America, this in-town residence is a hidden gem in winter and summer. This contemporary mountain retreat is located on a cul-de-sac and backed by forested 2+ acre HOA owned open space with expanding aspen groves and seasonal wildflowers. The home provides not only unmatched privacy but also an ideal setting for everyday living or entertaining. A large entry opens to a warm and inviting living space on the main level. Douglas fir beams and expansive windows enhance an open-concept design. The Southern exposure ensures an abundance of natural light, while a centered river rock fireplace provides a cozy focal point throughout. The living space can extend to two outdoor seating areas. The spacious kitchen has a working butcherblock island, updated Thermador and KitchenAid appliances and alder cabinetry. The breakfast bar flows effortlessly into the dining and living areas, creating an ideal space for entertaining. The primary bedroom on the upper level includes a generous steam/shower, multiple dressing rooms and offers wooded views creating a serene and peaceful sanctuary. In addition to two cozy guestrooms, a fourth (permitted) bedroom provides flexible space for adjoining home offices, an entertainment/reading room or pleasant sleeping quarters. Additional highlights include ample storage space, an oversize 2-car garage, not to mention the perks afforded to Breckenridge residents. Enjoy walkable (20 minute) access to town or hop on the year-round free skier shuttle- just 300 steps away-for quick access to Main Street, the gondola and multiple mountain base locations. The original owners offer a comfortable, functionally designed home that is perfectly positioned for year-round living or a mountain getaway.

Interior - Exterior

Total Avg. Mo. Util.: \$398
Water Heating: Gas
Appliances: Dishwasher, Disposal, Microwave, Range Gas, Range Hood, Refrigerator, Washer / Dryer
Interior Features: Granite Counters, High Speed Internet, Jet Action Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Residential Features: Cable Available, Deck, Fireplace - Gas, Jetted Bathtub, Fireplaces Total:
Floor Coverings: Stone, Tile, Wall/Wall Carpet, Wood
Roof: Asphalt
Construction: Poured In Place Foundation, Wood Frame
Green Energy Efficient:
Water Monthly: \$63
Wtr Htr Gallons:
Avg. Gas Monthly: \$126
Heating: Natural Gas, Radiant
Avg. Elec. Monthly: \$177
Energy Rating: None
Sewer Monthly: \$32
Laundry: Washer/Dryer
Gar/Parking: 2 Car Garage

HOA, Tax and Fee(s) Information

Annual Taxes: \$9,239.93
Assessments: None Known
Tax Year: 2024
VAFHA:
Transfer Tax: 1%
Right of Ref/ #Days: No
Resort/Nbrhd Fee: \$0
Bank:
Association 1

Association 1

Association Name:
Management Type:
Restrictive Covenants: Other
Assoc. Fee Includes: Common Area Maintenance

Fee/Freq: \$200 / Yr.
Phone/URL: /

Transfer Fee:

Subdivision/Community Information

Location: Adjacent to Natl Forest, Bus Route, In Town
Common Facilities: OnBusLine
Public Amenities: Cross Country Trails, Hiking / Pedestrian Trails
Elementary School: Middle/Junior:

High School:

Land & Site Information

Schedule #: 500723
Lot #: 5
Block #: 0
Filing #: 0
Staked:
Lot Rent:
Available Utils: Cable Tv, City Sewer, City Water, Electricity, Gas, Phone, Snow Removal
Lot Features: Near Public Transit, Near Ski Area
Road Surface: Paved
Road Frontage Type:
Docs on File: Ilc, Photographs / Aerials, Utility Average
View: Mountains, South Facing, Woods
DOM: 49
Special Taxing District YN: No
Special Taxing District URL:
Area: Breckenridge
Water Src: Municipal / Public
Lot SqFt Sce: County/Govt
Legal Parcel: Yes
Pinned:
Exist Structure: Existing Structure
Accessibility: All Year
Apx Lot SqFt: 25,700
Parcel #:
Ground Lease: No
Sewer/Septic: Connected to Sewer
Water Included:
Access # of Mo.: 12
Apx Lot Acreage: 0.59
Zoning: Single Family
Lot Ownership:
Well Type:
Road Responsibility:
Direction Faces:

Driving Directions: S Main St to Broken Lance Dr, continue left on Broken Lance Dr. Left on Riverwood Dr to 98, home is 2nd on your right.