

## Features & Benefits – 206 S Pine Street

### **The Property**

- Breckenridge Ski Resort views from every room
- Walkable to Main Street (about 7-8 blocks)
- Adjacent to Bonanza Trail
- Heated, west-facing, main-level patio
- Large 3-car garage
- Primary bedroom laundry
- Steam showers in primary bedroom & lower-level primary bedroom
- All ensuite bedrooms
- Large attic space above garage
- Additional bonus room & wine room
- 3 gas fireplaces
- Private hot tub
- Interior vacuum system
- In-floor radiant heat throughout
- Sold fully furnished
- Average Monthly Utilities: Water: \$50, Sewer: \$40, Gas & Electric: \$800
- HOA fee: \$850 per year. Covers road maintenance & misc. items.

### **Recent Updates**

- Interior paint, 2025
- Carpet throughout, 2025 (starting 11/2/2025)
- Light fixtures, rugs throughout, and certain furniture items, 2025 (starting 11/2/2025)
- Driveway reseal, 2025
- 2 new boilers & water heater, 2024.
  - o 1 boiler for home
  - o 1 boiler for west-facing patio and heat tape
- New washer/dryer downstairs, 2025
- Full kitchen remodel, 2021
- New wet bar off kitchen w/filtered water system, 2021
- New beverage cooler downstairs, 2021

### **The Area**

- Extremely quiet & sought-after neighborhood
- Surrounded by hiking & biking trails
- Near Carter Park (tennis/pickleball courts, beach volleyball, dog park, community center, grass field, kids' playground, and more)