

1215 Riverside Drive, Aspen, CO 81611

166270 Residential Active \$5,500,000

Provided as a courtesy of

John Cahill

Resort Management Services

8498 High Mesa Rd

Olathe, CO 81425

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Type:	Single Family Residence	Right of First Refusal:		Sub-Type:	N/A
Major Area:	Aspen	Area:	01-East Aspen	Orig List Price Per/SF:	3,516.62
Furnished:					
Bedrooms:	3	Total Baths:	3	Baths - Full:	3
Baths - 3/4:	0	Baths - Half:	0	Lot Size:	12,001 - 22,000
Acreage:	Unknown	Garage:	1 Car	Pre-Fabricated Home:	No
Seller's Name:	KELLEHER DOROTHY	Occupant:	tenant	TB%:	2.50
BB%:	2.50	Variable Comm:	No	Flat Fee:	No
Flat Fee \$:		Limited Service:	No	Short Sale:	No
REO:	No	Auction:		Agency:	Excl Right to Sell
Foreclosure:	No	Member Association:	Aspen Association	County:	Pitkin
Sub/Loc:	Riverside	Zoning:	Residential - R15	Nbr of Acres:	0.39
Lot SqFt:	16,900	Lv Ht SqFt:	1,564	LvHtSqFt (Abv Grnd):	1,132
LvHtSqFt (Blw Grnd):	432	Unfinished SqFt:	288	Total SqFt:	1,852
Price/LvH SqFt:	3,516.62	Garage SqFt:	396	Pt/Dk SqFt:	195
Levels:	2	Main Floor Master:	Yes	Loft:	
Den:		Bonus Room:		Short Termable:	Yes
Year Built:	1958	Year Remodeled:		Unit Faces:	
Parcel #:	273718117012	Account #:	R004886		
Energy Star Rated:	No	HERS:		Leed for Homes:	
Green Built:		NAHB/NGBS-ICC 700:		Indoor Air Plus:	No
HES (Home Energy Score):					
Metro Tax District:	Yes	Taxes:	7,903.08	Tax Year:	2019
Transfer Tax:	Yes	HOA Dues Y/N:	No	Association Fee:	
Association Fee Frequency:		Total HOA Fee Per Year:	0	Payment Per:	
HOA Transfer Fee:	No	HOA Management Contact:		Special Assessments:	
Earnest \$/‰:	\$50,000	Earnest \$ Payable To:	Title Company	Seller Will Trade:	No
Financing Remarks:					
Proposed Close Date:		Sold Price Per/SF:	0	Seller Concessions:	
Concession Amount \$:					
Hot Sheet Comment: new					
Public Remarks: Excellent candidate for re-development - Riverside restrictions prohibit a duplex use. Wonderful down valley view over Aspen - quiet secluded neighborhood - 1 Bedroom Mother In law / Caretaker Garden Level apt w/ separate entry Property Vacant - Easy show - short notice OK					
Legal: Subdivision: RIVERSIDE Block: 1 Lot: 12					
Addendum: Note: Tax amount is for 2019 paid in 6/20 - with senior discount - \$8161.20 without senior discount.					
Directions: East on Highway 82 towards Independence Pass. Turn right on Riverside Drive. Follow Riverside Dr. to the cul-de-sac circle at the end - 1215 has sign in front. PLEASE WEAR MASK WHILE INSIDE THE HOUSE.					
Condition:	Average	Extras:	Patio/Deck	Unit Faces:	East
Heating:	Baseboard; Gas; Hot Water	Terms Offered:	Cash; New Loan	Showing Instructions:	24 Hour Notice; Call Listing Office; Caution Pets; Occupied
Gas:	Natural Gas	Documents on File:	CC & R's	Inclusions:	Dishwasher; Microwave; Oven; Range; Refrigerator; Stove Top
Water:	City	Location Amenities:	Trees; Views	Exclusions:	Dryer; Washer
Parking Area:	1 Car	Sign:	Yes		
Listing Date:	08/20/2020	Expire Date:	02/20/2021	Days On Market:	103
Asking Price:	5,500,000	Original List Price:	5,500,000	Status Change Date:	08/27/2020
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