

1215 Riverside Drive, Aspen, CO 81611

166270 Residential Active \$5,500,000

Provided as a courtesy of

John Cahill

Resort Management Services

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|--|-------------------------|---|-------------------|---|-----------------|
| Type: | Single Family Residence | 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 |
| Short Sale: | No | REO: | No | Auction: | |
| 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: | | | |
| Energy Star Rated: | No | HERS: | | 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: | | Payment Per: | |
| HOA Transfer Fee: | No | Special Assessments: | | | |
| Proposed Close Date: | | Sold Price Per/SF: | 0 | | |
| Public Remarks: Excellent candidate for re-development - Riverside restrictions prohibit a duplex use. Wonderful down valley view over Aspen - quiet secluded neighborhood. Currently rents for \$3,000 /month plus utilities. 1 Bedroom Mother In law / Caretaker Garden Level apt w/ separate entry | | | | | |
| Legal: Subdivision: RIVERSIDE Block: 1 Lot: 12 | | | | | |
| 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 | | Sign: Yes | |
| Heating: Baseboard; Gas; Hot Water | | Terms Offered: Cash; New Loan | | Unit Faces: East | |
| Gas: Natural Gas | | Documents on File: CC & R's | | Inclusions: Dishwasher; Microwave; Oven; | |
| Water: City | | Location Amenities: Trees; Views | | Range; Refrigerator; Stove Top | |
| Parking Area: 1 Car | | | | Exclusions: Dryer; Washer | |
| Asking Price: | 5,500,000 | Original List Price: | 5,500,000 | | |

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