

## General Property Information



MLS#: S376266 Status: Active Sub-Type: Single Family

List Price: \$485,000 List Price per SqFt: \$181.000 Contingency:  
 Sold Price: Sold Price/SqFt: Sold Date:  
 Deed Restricted: N  
 Address: 30 ICE AXE COURT  
 ALMA, CO 80420

Will Consider Trade: No Shared Int. For Sale: 100 # Levels: 3  
 Unit Entry Level: County: Park  
 Bedrooms: 4 Full Baths: 2  
 3/4 Baths: 1 1/2 Baths: 1 Year Built: 2005  
 Furnished: Unfurnished Total Bldg Levels:  
 Loft Incl Bdrm Count: Yes Loft: Yes Subj to Rent Contr: N  
 Add'l Rooms: Family Room, See Remarks Lockoff: Yes

Remarks: Spectacular log home with unbeatable views, perfectly maintained, and only 20 minutes to Breckenridge! Terrific floorplan with main floor master suite, an open kitchen/living area and a huge wall of windows to take advantage of the views and all-day sun! Two beautiful guest rooms, a large loft & a fully-finished lower level living area could be perfect to add an add'l bedroom (bath already in)!

## Subdivision/Community Information

Subd/Complex Name: GLACIER RIDGE Bldg #: Unit #: Units in Complex:  
 Right of Refusal: No Right of Ref # Days: 0 Assoc Fee: \$200.00 /YR Resort/Neighbhd Fee: \$0  
 Assoc Fee Incl: See Remarks # of Units:  
 Location: See Remarks  
 Common Facilities: None  
 Commun. Amenities: None

## Land &amp; Site Information

Schedule #: 45834 Zoning: Single Family Area: Park County Parcel #:  
 Lot #: 11 Block #: 0 Filing #: 1 Apx Lot Sq Ft: 132,858 Apx Lot Acreage: 3.05 Pinned:  
 Lot Sq Ft Source: County/Govt Ground Lease: No Access # of Months: 12 Water Src: Household Well Staked:  
 Legal Parcel: Yes Lot Ownership: View: Mountains, South Facing, Valley, Woods, See Remarks  
 GSA: Unknown Accessibility:  
 Available Utilities: Electricity, Phone, Propane, Satellite, Septic In Place, Snow Removal, Trash Pickup, Well In Place  
 Documents on File: None  
 Sewer/Septic: Septic Installed, Septic System Approved

## Interior

Apx SF Living Area 2681 Sq. Ft. Source: County/Gov't Avg Gas Monthly: \$0 Avg Elec Monthly: \$0  
 Loft Size: Water Heater Gal: Total Avg. Mo. Util.: \$0 Water Monthly: \$0 Sewer Monthly: \$0  
 Appliances: Dishwasher, Microwave, Range, Refrigerator, Washer / Dryer  
 Floor Coverings: Wall/Wall Carpet, Wood Laundry: Dryer, Washer  
 Interior Features: Deck, Fireplace - Gas, Ground Floor Master, Multi-Level, Vaulted Ceilings  
 Heating: Propane, Radiant, See Remarks Water Heating: Propane

## Exterior

Construction: Log Roof: Metal Gar/Prking: 2 Car Garage, Attached

## Mortgage, Financing &amp; Tax Information

Taxes: \$2,017 Tax Year: 2011 Transfer Tax: 0.00 Existing Mortgage:  
 VA / FHA: Assumable Mort: Mortgage Remarks:  
 Terms: Assessments: None Known

## REALTOR Information

Owner Name: Phone: Possession: Delivery of Deed  
 Occupant Name: Phone: Occupant Type: Owner, See Remarks  
 Management Co: Phone: Listing Type: Excl. Right  
 Listing Office: BRECKENRIDGE ASSOCIATES R.E. Office Phone: 970-453-2200 ADOM: 0  
 Office Address: 229 S. MAIN STREET P.O. BOX 768 BRECKENRIDGE, CO 80424 CDOM: 0  
 Listing Agent: MIKE KRUEGER Res Phone: 970-485-1518 Office Fax:  
 Agent Address: P.O. BOX 768 Res Fax:  
 Email: [mike@realtor.com](mailto:mike@realtor.com) Cell/Pager: 970-485-1518  
 Co-Listing Office: Co-Listing Agent:  
 Listing Date: 06/02/11  
 Selling Office: Office Phone: Office Fax:  
 Selling Agent: Phone: Res Fax:  
 Selling Agent Email: Cell/Pager:  
 Listing Buyer Excl: N Variable Comm Rate: No Other Comm Rate: No Trans Broker: 4.00%  
 Buyer Broker: 4.00% Photo Instructions: Realtor Provided Realtor Sign: Yes  
 Previous Status:  
 Virtual Tour [www.AlmaRetreat.com](http://www.AlmaRetreat.com)

Showing Instructions: Appointment Only, Call Broker - Lockbox

Driving Directions: From "downtown" Alma, head South on Hwy 9 about 1.4mi, take L onto Glacier Ridge Rd. Go approx 0.1mi to Ice Axe Court and take a Left. First driveway on Right, look for Real Estate signage.

REALTOR Remarks: 4% commission to selling broker.....SHOW THIS HOME! Mostly vacant and easy to show 7 days a week. PLEASE call our office for showing instructions & lockbox code! Septic system is designed for 3 bed rooms or 6 full-time occupants, 4th bedroom is legally a loft/study. Easy to convert lower level living area into non-conforming lock-off apartment or 4th bedroom with private bath. \$EM to