



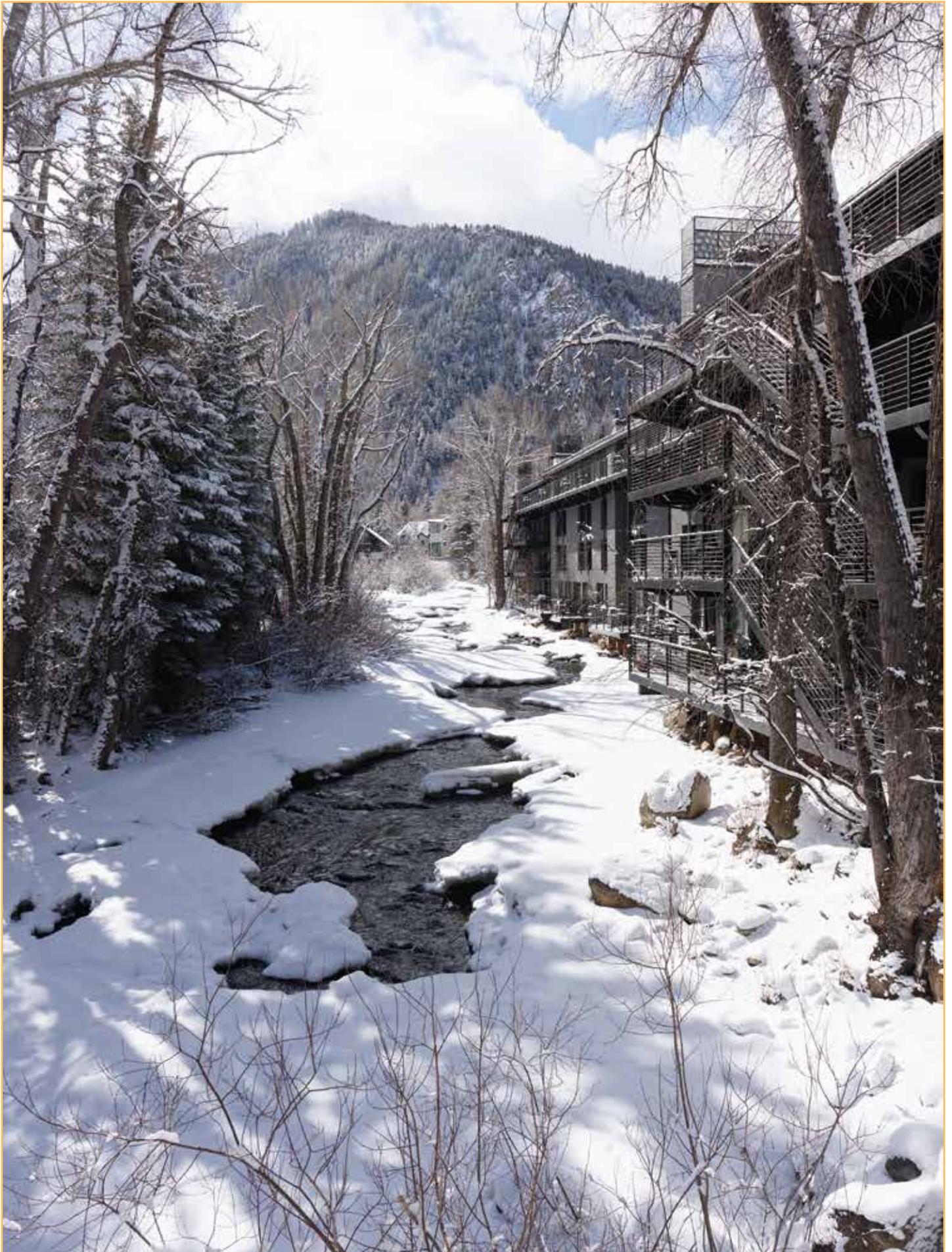
CHATEAU ROARING FORK #18A

ASPEN, COLORADO



LUXURY
COLLECTION

BERKSHIRE HATHAWAY
HomeServices
Aspen Snowmass Properties





Living area with woodburning fireplace and sliding glass doors to deck overlooking the Roaring Fork River

CHATEAU ROARING FORK #18A

What: Two level condominium with mountain décor. Features living room with sliding glass doors leading to a deck overlooking the Roaring Fork River! Off-street parking and conveniently located within short walking distance to downtown. Complex features large pool, three hot tubs and conference facility. Recent completion of major building exterior renovation including hallways, ski-lockers and unit doors. Make this your mountain get-away.

Where: Conveniently located within short walking distance to City Market, gondola and parks.

Why: Make this your mountain get-away or use for investment/rental income.

Numbers: \$2,600,000, furnished





Beamed wooden ceilings add warmth and a mountain cabin feel



Open kitchen/dining area



Features

- Two level condominium that overlooks the river.
- Cozy up to the woodburning fireplace in the spacious, well-lit living room.
- Kitchen with breakfast bar can seat up to four.
- Step out onto the large deck though sliding glass doors that overlooks the Roaring Fork River.
- Enjoy scenic views of the river and mountains.
- Great location within walking distance to Aspen core.







Master bath



Guest bedroom 7



Guest bedroom



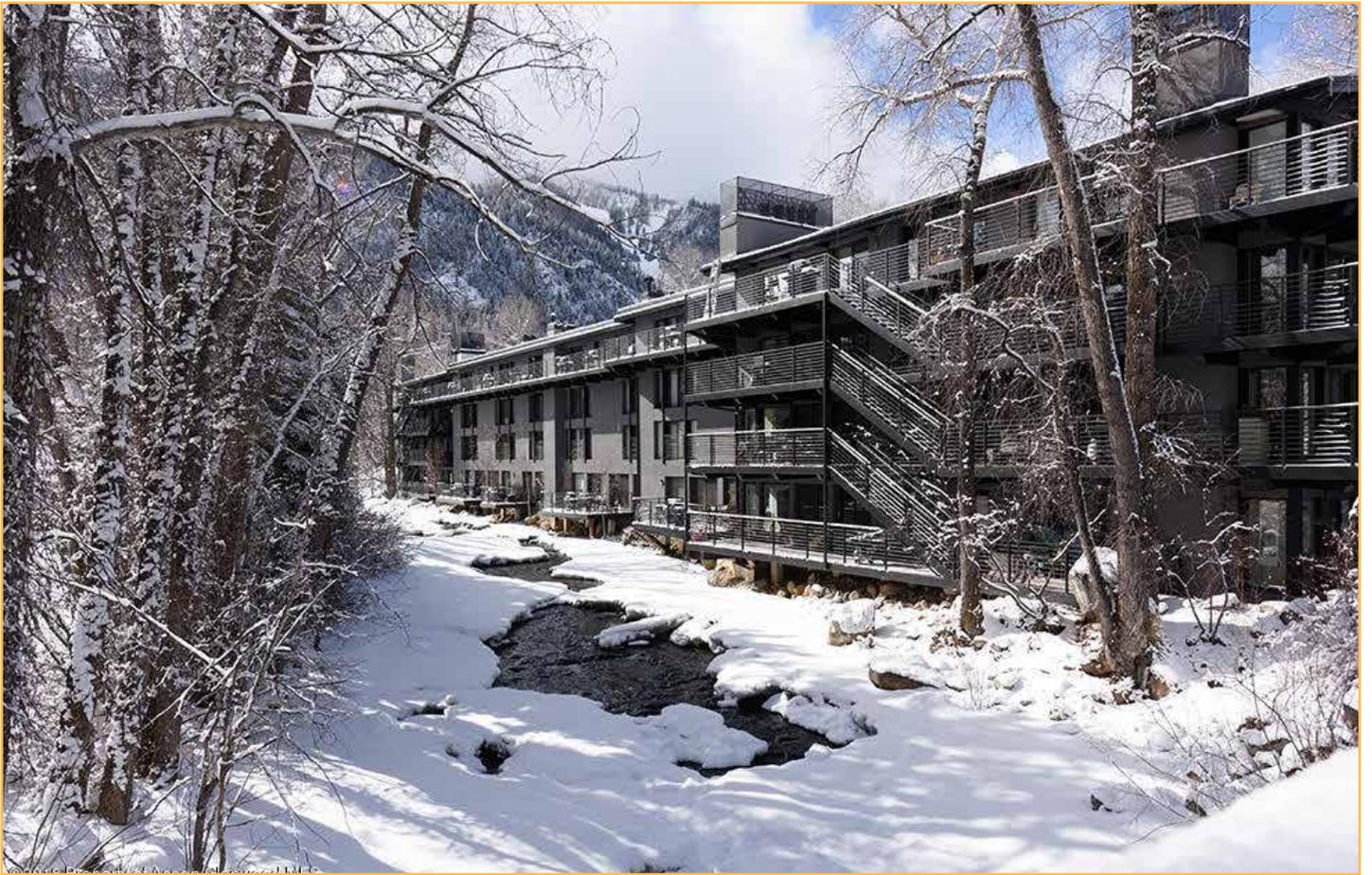
Guest bedroom



Guest bath



Guest bath 9





Complex Amenities

- On-site heated pool and hot tubs, workout center, sauna, conference room
- Free Aspen airport transfers
- Free on-site parking
- Free Wi-Fi
- The free local bus route, with access to all four ski mountains, is located right outside.



Pool and spa area



REAL ESTATE ON HIGHER GROUND

Legal Description:	Chateau Roaring Fork Unit 18A
Street Address:	1039 E Cooper Ave., 18A, Aspen, CO 81611
Square Feet (heated living):	1460
Bedrooms/Baths:	4/3
Year Built:	1969
Fireplace:	Woodburning
Laundry:	Room
Heating:	Baseboard, electric
Decks/Patios:	One deck
Parking:	Common
Extras:	Cable TV; hot tub/spa; landscaping; pool
Views:	Roaring Fork River
Occupant:	Tenant
Property Taxes:	\$3,580/yr (2017)
Homeowners Fees:	\$4,048/quarter
Real Estate Transfer Tax:	Yes, paid by Buyer
Price:	\$2,600,000, furnished
Terms:	Cash, or terms otherwise acceptable to sellers
MLS#:	155467
Website:	AspenMtnView.com



DISCLOSURES: Information herein deemed reliable, but not guaranteed. Due to differences in measurement methods, neither Seller nor Broker can warrant the square footage of any structure or the size of any land being purchased. Broker measurements are for marketing purposes and are not measurements for loan, valuation or any other purpose. If exact square footage is a concern, the property should be independently measured.



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