



MLS#: S376796      Status: Active      Sub-Type: Condo  
 List Price: \$255,000      List Price/SF: \$222.000      ADOM: 74      CDOM: 74  
 Sold Price:      Sold Price/SF:      Sold Date:

Address: 56 COVE BLVD, DILLON, CO 80435  
 County: Summit      Terms:  
 Subdivision: LAKE HAUS CONDO

Schedule #: 1000225  
 Zoning: Planned Unit Development      Lot #: F2      Taxes: \$846  
 Filing #: 0      Block #: F      Tax Year: 2011  
 Assoc Fee: \$210.00 /MO      Transfer Tax: 0.00  
 Res/Neighbhd Fees: \$0.00      Legal Parcel: Yes

**Driving Directions:** From Swan Mountain Road turn into Summit Cove on Cove Boulevard. Building F is the first Lake Haus entrance on the left.

#### Virtual Tour:

Units in Complex: 88	Unit#: 2	Building #: F	
Ownership Type:	Size:		
Lot Ownership:		Mo. Lot Rent:	
Gar/Pkg: 1 Car Assigned, Surface		Assessments: None Known	
Avg Gas Mo: \$49	Avg Elec Mo: \$49	Water Mo: \$17	Sewer Mo: \$35
Total Avg Mo Util: \$150	Lot Sq Ft Source:	Apx Lot Sq Ft:	Apx Acres: 0.000
Apx SF Living Area: 1,150	Sq Ft Source: County/Gov't	Year Built: 1973	Furnished: Unfurnished
Bedrooms: 2	Full Baths: 2	1/2 Baths: 0	3/4 Baths: 0
			# Levels: 2.0

**Common Facilities:** On Site Management

**Assoc Fee Incl.:** Cable Tv, Common Area Maintenance, Common Taxes, Insurance, Management, Snow Removal, Trash Pickup

**Add'l Rooms:** Study

**Community Amen:** On Bus Line

**View:** Lake, Mountains, Valley

**Heating:** Baseboard, Electric

**GSA:** Unknown

**Appliances:** Dishwasher, Disposal, Microwave / Hood Combo, Range, Refrigerator, Washer / Dryer

**Avail Utilities:** Cable Tv, District Sewer, District Water, Electricity, Gas, Phone, Snow Removal, Trash Pickup

**Location:** Bus Route, Lake View

**Int Features:** Cable Available, Deck, Fireplace - Gas, Multi-Level, Vaulted Ceilings

**Remarks:** Bright, cozy, sunny 2 bedroom plus den home in Summit Cove. This top floor end unit is more spacious than other Lake Haus condos, and offers extra windows for added natural light. The condo is lovingly decorated with rustic cedar walls, gorgeous faux painting and custom painted cabinets. The views of the mountains and Lake Dillon out the new windows and from the new, expanded deck are stunning!

#### Brought to you by:

**Office:** KELLER WILLIAMS TOP OF ROCKIES

**Office Phone:** 970-368-7000

**Agent:** ROBERT HAMILTON

**Phone:**

**Office Fax:** 970-668-0198

**Res Fax:** 970-668-0198

**Email:** [hamsemail@gmx.com](mailto:hamsemail@gmx.com)

**Cell/Pager:** 970-333-0667