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**IRES MLS#: 518575** **Price: \$179,000**

**1051 Fall River Ct 1, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park **County:** Larimer  
**Area/SubArea:** 11/1 **Map Book:** N - 9999 - 00000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 1, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244001 **Zoning:** Accom  
**Waterfront:** Yes **Water Rights:** No  
**Water Meter:** Yes **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 614 **Basement SqFt:**  
**Total Finished SqFt:** 614 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 614 **Main Level SqFt:** 614  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 0 **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994 **SqFt Source:** Assessor records  
**New Const:** No **Est. Comp.:**  
**Builder:** **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**  
**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Cable TV Available , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Deck  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk

**Interior**  
**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Bar Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Disabled Accessibility** - Ramp Access , No Stairs , Main Floor Bath  
**Utilities** - Natural Gas , Electric , Satellite Avail  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions

**Other**  
**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

**BEDROOMS AND BATHROOMS**

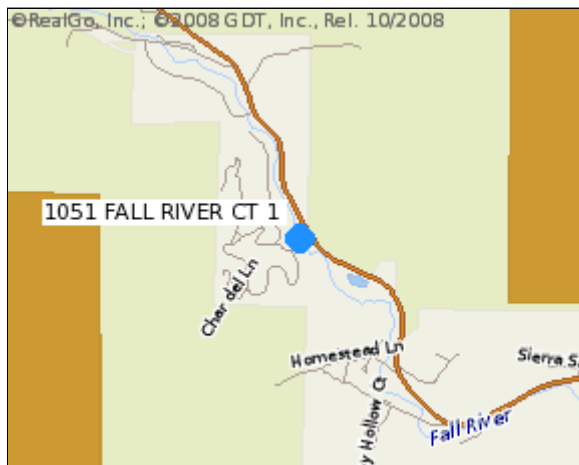
**Bedrooms: 1      Baths: 1      Rough Ins: 0**

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	5	8	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on the river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )

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**IRES MLS#: 518576** **Price: \$179,000**

**1051 Fall River Ct 2, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park **County:** Larimer  
**Area/SubArea:** 11/1 **Map Book:** N - 9999 - 0000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 2, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244002 **Zoning:** Accom  
**Waterfront:** Yes **Water Rights:** No  
**Water Meter:** Yes **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 614 **Basement SqFt:**  
**Total Finished SqFt:** 614 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 614 **Main Level SqFt:** 614  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 0 **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994 **SqFt Source:** Assessor records  
**New Const:** No **Est. Comp.:**  
**Builder:** **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**

**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Cable TV Available , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Deck  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk

**Interior**

**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Electric Range/Oven , Dishwasher , Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Utilities** - Natural Gas , Electric , Satellite Avail  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions

**Other**

**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

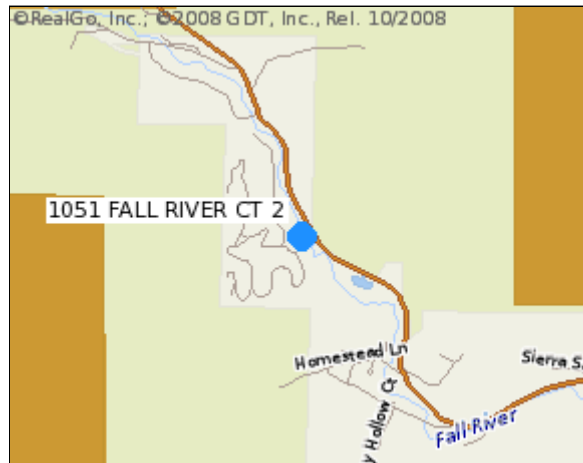
**BEDROOMS AND BATHROOMS**

<b>Bedrooms: 1</b>		<b>Baths: 1</b>		<b>Rough Ins: 0</b>		
<b>Baths</b>	<b>Bsmt</b>	<b>Lwr</b>	<b>Main</b>	<b>Upr</b>	<b>Addl</b>	<b>Total</b>
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	0	0	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	-	-	-	-
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	0	0	Carpet
Laundry	-	-	-	-
Living room	-	-	-	-
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on the river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )

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**IRES MLS#: 518577**

**Price: \$179,000**

**1051 Fall River Ct 3, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park                      **County:** Larimer  
**Area/SubArea:** 11/1                      **Map Book:** N - 9999 - 0000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 3, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244003    **Zoning:** Accom  
**Waterfront:** Yes    **Water Rights:** No  
**Water Meter:** Yes    **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M    **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 621                      **Basement SqFt:**  
**Total Finished SqFt:** 621                      **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 621                      **Main Level SqFt:** 621  
**Upper Level SqFt:**                      **Addl Upper Lvl:**  
**# Garage Spaces:** 0                      **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994                      **SqFt Source:** Assessor records  
**New Const:** No                      **Est. Comp.:**  
**Builder:**                      **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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LO: Estes Park Realty Inc. LA: Sam Basel Phone: 970-577-0040

**PROPERTY FEATURES**

**Exterior**

**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Deck  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Access** - County Road/County Maintained  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk

**Interior**

**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Bar Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Disabled Accessibility** - Ramp Access , No Stairs , Main Floor Bath  
**Utilities** - Natural Gas , Electric  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions

**Other**

**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

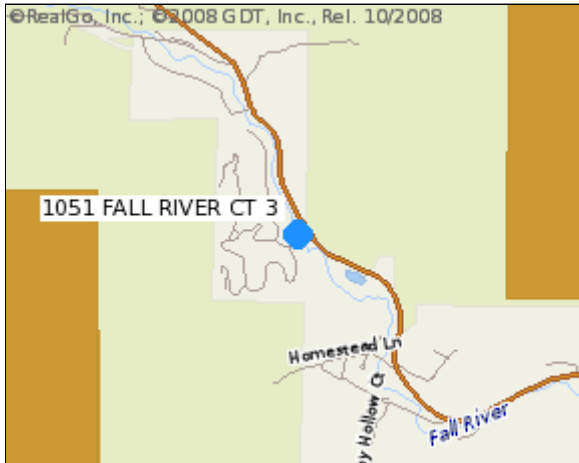
**BEDROOMS AND BATHROOMS**

<b>Bedrooms: 1</b>		<b>Baths: 1</b>		<b>Rough Ins: 0</b>		
<b>Baths</b>	<b>Bsmt</b>	<b>Lwr</b>	<b>Main</b>	<b>Upr</b>	<b>Addl</b>	<b>Total</b>
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	5	8	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )



**IRES MLS#: 518581** **Price: \$179,000**

**1051 Fall River Ct 5, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park **County:** Larimer  
**Area/SubArea:** 11/1 **Map Book:** N - 9999 - 0000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 5, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244005 **Zoning:** Accom  
**Waterfront:** Yes **Water Rights:** No  
**Water Meter:** Yes **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 621 **Basement SqFt:**  
**Total Finished SqFt:** 621 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 621 **Main Level SqFt:** 621  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 0 **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994 **SqFt Source:** Assessor records  
**New Const:** No **Est. Comp.:**  
**Builder:** **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**  
**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Deck  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Access** - County Road/County Maintained  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk  
**Interior**  
**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Bar Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Utilities** - Natural Gas , Electric  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions  
**Other**  
**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

**BEDROOMS AND BATHROOMS**

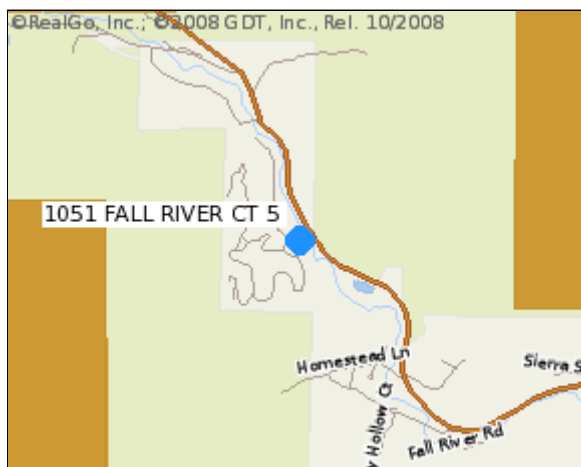
**Bedrooms: 1      Baths: 1      Rough Ins: 0**

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	5	8	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on the river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )

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**IRES MLS#: 518584****Price: \$179,000****1051 Fall River Ct 7, Estes Park, 80517****Property Type:** ATTACHED DWELLING/ATD**Status:** ACTIVE**LOCATION INFORMATION****Locale:** Estes Park**County:** Larimer**Area/SubArea:** 11/1**Map Book:** N - 999 - 0000**Subdivision:** Fall River Estates**Legal:** Unit 7, Aspen Winds Condos, EP**SCHOOL INFORMATION****Elementary:** Estes Park**Middle/Jr.:** Estes Park**High School:** Estes Park**School District:** ESTES PARK DISTRICT**LOT INFORMATION****Lot Size:****Approx Acreage:** 0**Elec:** EP**Water:** EP**Gas:****PIN:** 3522244007 **Zoning:** Accom**Waterfront:** Yes **Water Rights:** No**Water Meter:** Yes **Well Permit:****Taxes/Yr:** /2006**HOA Name:** Aspen Winds Condos**HOA Fee:** \$317.00/M **Xfer:** No**Rsrv:** No**BUILDING INFORMATION****Total SqFt All Lvl:** 614**Basement SqFt:****Total Finished SqFt:** 614**Lower Level SqFt:****Finished SqFt w/o Bsmt:** 614**Main Level SqFt:** 614**Upper Level SqFt:****Addl Upper Lvl:****# Garage Spaces:** 0**Garage Type:** None**Garage SqFt:****YearBuilt:** 1994**SqFt Source:** Assessor records**New Const:** No**Est. Comp.:****Builder:****Model:****New Const Notes:****PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**

**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Water/Sewer , Heat , Electricity , Hazard Insurance  
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**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Access** - County Road/County Maintained  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk

**Interior**

**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Bar Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Separate Dining Room , Cathedral/Vaulted Ceilings  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Utilities** - Natural Gas , Electric  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions

**Other**

**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

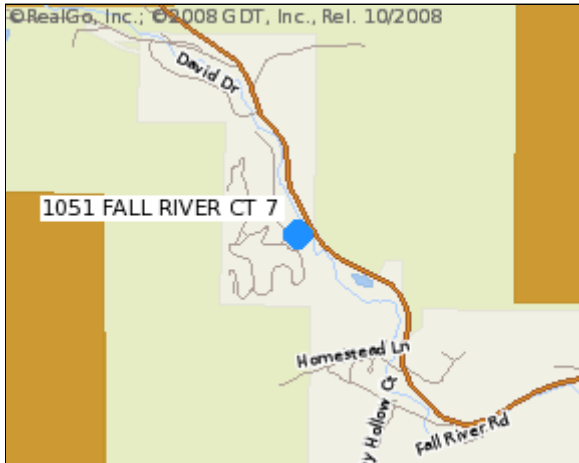
**BEDROOMS AND BATHROOMS**

<b>Bedrooms: 1</b>		<b>Baths: 1</b>		<b>Rough Ins: 0</b>		
<b>Baths</b>	<b>Bsmt</b>	<b>Lwr</b>	<b>Main</b>	<b>Upr</b>	<b>Addl</b>	<b>Total</b>
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
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Bedroom 5	-	-	-	-
Dining room	Main	5	8	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )

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**IRES MLS#: 518585** **Price: \$179,000**

**1051 Fall River Ct 8, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park **County:** Larimer  
**Area/SubArea:** 11/1 **Map Book:** N - 9999 - 0000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 8, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244008 **Zoning:** Accom  
**Waterfront:** Yes **Water Rights:** No  
**Water Meter:** Yes **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 614 **Basement SqFt:**  
**Total Finished SqFt:** 614 **Lower Level SqFt:**  
**Finished SqFt w/o Bsmt:** 614 **Main Level SqFt:** 614  
**Upper Level SqFt:** **Addl Upper Lvl:**  
**# Garage Spaces:** 0 **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994 **SqFt Source:** Assessor records  
**New Const:** No **Est. Comp.:**  
**Builder:** **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**  
**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 2nd Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Deck  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Access** - County Road/County Maintained  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk

**Interior**  
**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Bar Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Utilities** - Natural Gas , Electric  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions

**Other**  
**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

**BEDROOMS AND BATHROOMS**

**Bedrooms: 1      Baths: 1      Rough Ins: 0**

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Bsmt	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
Bedroom 4	-	-	-	-
Bedroom 5	-	-	-	-
Dining room	Main	5	8	Carpet
Family room	-	-	-	-
Great room	-	-	-	-
Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on river.

**LISTING AGENT INFORMATION**

**Contact:** Sam Basel **Phone:** 970-577-0040 **Cell:** 970-215-0759 **Email:** sam@estesparkrealty.com  
**Office:** Estes Park Realty Inc. **Phone:** 970-577-0040  
**LO:** Estes Park Realty Inc. ( 970-577-0040 ) **LA:** Sam Basel ( 970-577-0040 )

Prepared By **Sam Basel** - 10:59 PM - 1/2/2009  
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**IRES MLS#: 518589** **Price: \$179,000**

**1051 Fall River Ct 10, Estes Park, 80517**

**Property Type:** ATTACHED DWELLING/ATD

**Status:** ACTIVE

**LOCATION INFORMATION**

**Locale:** Estes Park **County:** Larimer  
**Area/SubArea:** 11/1 **Map Book:** N - 9999 - 0000  
**Subdivision:** Fall River Estates  
**Legal:** Unit 10, Aspen Winds Condos, EP

**SCHOOL INFORMATION**

**Elementary:** Estes Park  
**Middle/Jr.:** Estes Park  
**High School:** Estes Park  
**School District:** ESTES PARK DISTRICT

**LOT INFORMATION**

**Lot Size:**  
**Approx Acreage:** 0  
**Elec:** EP  
**Water:** EP  
**Gas:**  
**PIN:** 3522244010 **Zoning:** Accom  
**Waterfront:** Yes **Water Rights:** No  
**Water Meter:** Yes **Well Permit:**  
**Taxes/Yr:** /2006  
**HOA Name:** Aspen Winds Condos  
**HOA Fee:** \$317.00/M **Xfer:** No  
**Rsrv:** No

**BUILDING INFORMATION**

**Total SqFt All Lvl:** 614 **Basement SqFt:**  
**Total Finished SqFt:** 614 **Lower Level SqFt:**  
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**# Garage Spaces:** 0 **Garage Type:** None  
**Garage SqFt:**  
**YearBuilt:** 1994 **SqFt Source:** Assessor records  
**New Const:** No **Est. Comp.:**  
**Builder:** **Model:**  
**New Const Notes:**

**PUBLIC COMMENTS**

The cool rushing waters of Fall River, full of rainbow trout, provide frontage to Aspen Winds where deer and elk wander freely. You will love the open floor plan offering a beautiful view of the river and Lumpy Ridge. Condos all come completely furnished with a traditional mountain flare. These units make great investments and all have an impressive rental history. CANNOT BE USED AS PERMANENT RESIDENCE!

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**LO:** Estes Park Realty Inc. **LA:** Sam Basel **Phone:** 970-577-0040

**PROPERTY FEATURES**

**Exterior**  
**Style** - 1 Story/Ranch  
**Construction** - Wood/Frame  
**Roof** - Composition Roof  
**Description** - 1st Floor Condo  
**Common Amenities** - No Amenities  
**Association Fee Includes** - Common Amenities , Trash , Snow Removal , Lawn Care , Common Utilities , Exterior Maintenance , Water/Sewer , Heat , Electricity , Hazard Insurance  
**Outdoor Features** - Patio  
**Location Description** - Wooded Lot , Abuts Stream/Creek/River  
**Views** - Water View  
**Road Access** - County Road/County Maintained  
**Road Surface at Property Line** - Blacktop Road  
**Basement/Foundation** - No Basement  
**Flood Plain** - 100 Year/High Risk  
**Interior**  
**Heating** - Hot Water  
**Cooling** - Ceiling Fan  
**Inclusions** - Window Coverings , Electric Range/Oven , Dishwasher , Refrigerator , Microwave , Jetted Bath Tub , Some Furniture  
**Design Features** - Cathedral/Vaulted Ceilings , Open Floor Plan  
**Fireplace** - Gas Fireplace , Gas Logs Included , Living Room Fireplace  
**Utilities** - Natural Gas , Electric  
**Water/Sewer** - City Water , District Sewer  
**Pets** - Pet Restrictions  
**Other**  
**Ownership** - Private Owner  
**Possession** - See Remarks  
**Property Disclosures** - Seller's Property Disclosure  
**New Financing** - Cash , Conventional

**BEDROOMS AND BATHROOMS**

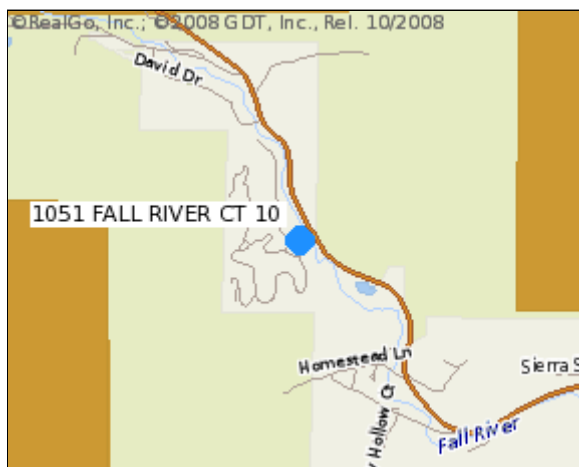
**Bedrooms: 1      Baths: 1      Rough Ins: 0**

Baths	Bsmt	Lwr	Main	Upr	Addl	Total
Full	0	0	1	0	0	1
3/4	0	0	0	0	0	0
1/2	0	0	0	0	0	0

**ROOM SIZES**

**All Bedrooms Conform: Yes**

Rooms	Level	Length	Width	Floor
Master Bd	Main	11	16	Carpet
Bedroom 2	-	-	-	-
Bedroom 3	-	-	-	-
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Kitchen	Main	11	4	Carpet
Laundry	-	-	-	-
Living room	Main	15	9	Carpet
Rec room	-	-	-	-
Study/Office	-	-	-	-



**DRIVING DIRECTIONS**

Fall River Road to Fall River Court, Units on right side on river.

**LISTING AGENT INFORMATION**

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