

OFF-MARKET · DIRECT SALE · EAGLEVAIL, COLORADO

PAR SIX CONDOMINIUMS

225 Gopher Rd, Unit H-51

EagleVail (Avon), CO 81620 · 5 minutes to Beaver Creek · 10 minutes to Vail

Interior Photos

Interior images of the unit in current, unstaged condition. The unit is offered as-is in original 1979 interior throughout; finishes, cabinetry, fixtures, and floor coverings are intended to be understood as a renovation-ready opportunity for the next owner.

Personal furniture, decor, accent lighting, and similar items visible in the bedrooms are temporary and not fixtures. The in-unit washer and dryer (shown in the final section) is conveyed with the unit.

Photos are digitally enhanced and provided to qualified buyers for diligence purposes. Not for redistribution.

WALK-THROUGH ORDER

- | | | |
|----|---|--|
| 1 | Living Area | Main living space with stone fireplace and window. |
| 2 | Living Area, Continued | Same room from opposite angle showing TV wall and kitchen pass-through. |
| 3 | Kitchen | Original cabinetry and fixtures. |
| 4 | Bathroom One | Original finishes. |
| 5 | Bathroom Two | Original finishes. |
| 6 | Master Bedroom | Two angles: large closet and the ensuite bathroom. |
| 7 | Second Bedroom | Two angles: closet and hallway door, plus window with treed outlook. |
| 8 | Front Entry & Ski Closet | Front door to deck on left; built-in ski and gear storage closet on right. |
| 9 | Water Heater & Crawlspace Access | Electric water heater and crawlspace hatch, shown open for inspection. |
| 10 | In-Unit Washer / Dryer | Main hallway, across from the utility closet; conveys with the unit. |

1

Living Area

FIREPLACE · MAIN LIVING SPACE



Main living area looking East. Stone wood-burning fireplace, large window wall, and kitchen pass-through. The expanded footprint relative to comparable ground-floor units in the complex is concentrated in this room.

Sofa, console, and chairs are personal property and are not fixtures.

2

Living Area, Continued

TV WALL · KITCHEN PASS-THROUGH



Living area from the opposite angle, showing the full stone fireplace and the large window with the treed outlook. The working wood-burning fireplace is a feature most newer construction in the area can no longer permit under current air quality regulations.

Sofa and side table are personal property and are not fixtures.

3

Kitchen

ORIGINAL CABINETRY · APPLIANCES CONVEY



Galley kitchen with original cabinetry, fixtures, and laminate countertops. Renovation-ready; standard same-complex updated units feature replaced cabinets, stone counters, and refreshed appliance suites.

Refrigerator, dishwasher, and range convey with the unit. The microwave is excluded and does not convey.

4

Bathroom One

ORIGINAL FINISHES



Original vanity, mirror, tile, and tub/shower. Functional, renovation-ready.

Towels, bath mat, and personal items are not fixtures.

5

Bathroom Two

ORIGINAL FINISHES · TUB / SHOWER



Original vanity, tile surround, and tub/shower combination. Functional, renovation-ready. Wall-mounted storage cabinet above the toilet.

Shower curtain and personal items are not fixtures.

6

Master Bedroom

CLOSET · ENSUITE BATH



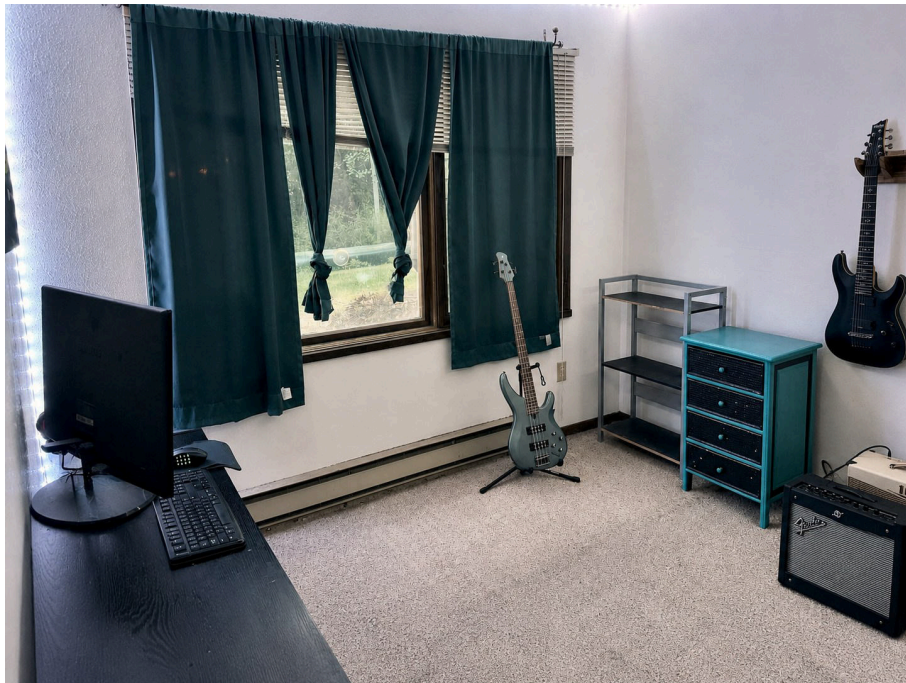
Master bedroom shown from two angles, with the large closet and the ensuite bathroom visible. Carpet, wall, and ceiling finishes are original.

Bed, desk, monitor, shelving, and personal items are not fixtures.

7

Second Bedroom

TWO ANGLES · WINDOW & CLOSET



Second bedroom shown from two angles, with the closet and hallway door in the first and the window with treed outlook in the second. Carpet, wall, and window finishes are original. Baseboard heat visible.

Bed, shelving, instruments, accent lighting, decor, and personal items are not fixtures.

8

Front Entry & Ski Closet

DECK ACCESS · BUILT-IN GEAR STORAGE



Tiled front entry. The door opens directly to the deck and ground-floor outdoor access; the built-in ski and gear closet with hook rail is on the right, useful for renter turnover and seasonal storage.

Hooks and shelf are built-in and convey.

9

Water Heater & Crawlspace Access

MECHANICAL · SHOWN OPEN FOR INSPECTION



Electric water heater (Rheem) in the hallway utility closet, with the crawlspace access hatch shown open. Provided for transparency; buyer to verify water heater age/condition and crawlspace condition independently during inspection.

Wire shelving is built-in. Buyer to verify mechanical condition during inspection.

10

In-Unit Washer / Dryer

MAIN HALLWAY · CONVEYS WITH UNIT



In-unit washer and dryer in the main hallway, across from the utility closet and adjacent to the second bathroom (visible at left). The washer and dryer convey with the unit. Buyer to verify appliance age and condition independently.

Runner rug, water dispenser, and personal items are not fixtures.