



Subject property within EagleVail. Eagle-Vail Golf Club, Cottonwood Rd, and the I-70 buffer all visible.

PAR SIX CONDOMINIUMS

225 Gopher Rd, Unit H-51

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

BEDS	BATHS	SQUARE FEET	FLOOR
2	2	1,260	Ground

ASKING PRICE
\$775,000

\$615 / sq ft · Original Interior · As-Is Sale

Ground floor in the quieter section of Building H. Working wood-burning fireplace. Short-term rentals permitted. Original interior ready for renovation to taste.

QUICK TAKE

Larger footprint

1,260 sq ft recorded, vs. ~960 sq ft for comparable ground-floor units in the complex. Standard 2 bed / 2 bath plan with an expanded main living area.

Better building position

Ground floor in a quieter, more park-like part of Building H. Set away from parking-lot frontage, with primary living areas facing a treed outlook.

STR permitted

Short-term rentals currently permitted. No county-level STR licensing in unincorporated Eagle County (May 2025 BOCC decision); no municipal license applies.

The Unit

Recorded by Eagle County at 1,260 sq ft. Comparable ground-floor units in the complex are typically 960 sq ft.

The kitchen, bedrooms, and bathrooms follow the standard 2 bed / 2 bath plan; the additional square footage is concentrated in the expanded main living area. A usable deck remains.

Working wood-burning fireplace, a feature most newer construction in the area can no longer permit. Original interior throughout; functional and livable today, but best understood as a renovation-ready opportunity for the next owner to update to taste.



Building H, Par Six Condominiums. Recent exterior repaint and new metal siding.



View from the deck looking East.

PROPERTY FACTS

Address	225 Gopher Rd #H-51, EagleVail / Avon, CO 81620
Complex	Par Six Condominiums
Parcel	2103-172-27-031 · Eagle County Account R016656
Year built	1979
Beds / Baths	2 / 2
Recorded square footage	1,260 sq ft
Floor	Ground
Fireplace	Wood-burning, in-unit
Parking	One assigned uncovered space, guest parking on site. Cottonwood Rd (low-traffic public street) is steps from the unit door for easy short-term parking, loading, and unloading.
HOA	\$622.09 / month
HOA covers	Water, trash, snow plowing, landscaping, exterior maintenance
Recent building capex	Exterior repaint and new metal siding (HOA project, began 2025, completed 2026)
Account status	HOA confirmed \$0 balance and no open violations as of 5/1/26
Special assessments	None active. 2025-26 painting/siding assessment phases paid in full.
Property tax	2024: \$2,843 (most recent billed) · 2025 estimated: \$3,172
Short-term rentals	Permitted. No county-level STR licensing in unincorporated Eagle County (May 2025 BOCC decision); no municipal license applies.
Location	5 minutes to Beaver Creek (no highway), 10 minutes to Vail via I-70. ECO Transit on Highway 6, ~0.6 mi from unit (direct service to both).

Setting and Buyer Fit

The unit sits within EagleVail, a quiet residential community built around the Eagle-Vail Golf Club. Par Six Condominiums sits steps from the course, with Stone Creek Trail within walking distance and Beaver Creek and Vail both nearby. The building is tucked away from the main roads and buffered from I-70 noise, while the unit's primary living areas face a landscaped, treed outlook with mature aspens and evergreens rather than parking exposure.



View along the building's side. Walkway access connects the unit's grassy outlook to Cottonwood Rd.

WHY THIS POSITION WITHIN THE COMPLEX MATTERS

Quiet Building H position

Set away from parking-lot frontage in a quieter, more park-like part of the complex. Primary living areas face mature trees and landscaped common area rather than parked cars.

Ground-floor practicality

No stairs. Cottonwood Rd runs alongside the building for notably easier loading and unloading of skis, gear, groceries, and guests than the main lot. Working wood-burning fireplace, a feature most newer construction in the area can no longer permit.

Use optionality

Short-term rentals permitted; unincorporated Eagle County declined to adopt county-level STR licensing (May 2025 BOCC decision), and no municipal license applies. Same-configuration units in the complex actively listed on Airbnb and VRBO. Buyer to verify revenue with a local manager.

NEARBY ACCESS

Beaver Creek 5 minutes, no highway

Vail 10 minutes via I-70

Eagle-Vail Golf Club Walking distance

Stone Creek Trail Walking distance

Avon retail and dining ~5 minutes (City Market, restaurants)

ECO Transit ~0.6 mi to Highway 6 stop

Pricing

SAME-COMPLEX SALES

Unit	Sq Ft	Condition	Sold	Price	\$ / Sq Ft
165 Gopher #E27	960	Updated	Mar 2026	\$830,000	\$864
225 Gopher #H-53	960	Updated	Jul 2024	\$800,000	\$833
225 Gopher #H-55	960	Original Interior	Jul 2025	\$653,000	\$680
225 Gopher #H-51 (subject)	1,260	Original Interior	Asking	\$775,000	\$615

PRICING THESIS

The most direct comp is #H-55, which sold in original condition at \$680 / sq ft. This unit is offered at \$615 / sq ft on a meaningfully larger footprint and in a quieter, more park-like position within the building, set away from the parking-lot frontage.

Updated same-complex comps have been transacting at \$833 to \$864 / sq ft, establishing the renovated exit reference for a buyer planning to update.

A note on size: this unit's additional square footage results from a living area extension into a portion of the original deck. The kitchen, bathrooms, and bedrooms are otherwise standard layout, which means the \$/sq ft compression that typically applies to scaled-up floor plans (where added space includes proportionally more wet rooms and bedrooms) is reduced here. The functional layout matches the standard ground-floor units; the difference is room to live.

Independent reference: Eagle County's 2026 actual valuation is \$758,070, based on reassessment data that predates the March 2026 same-complex sale at \$830,000.

TRANSACTION

Condition	Sold strictly as-is. Seller will not fund repairs or credits for inspection findings.
Inspection	Standard inspection contingency. Buyer may inspect under standard contract terms.
Closing	Attorney-handled. Direct buyer-seller transaction.
Furnishings	Sold unfurnished.
Financing	Cash, hard-money, or portfolio-financed offers prioritized.
Post-closing occupancy	Bounded post-closing occupancy up to 30 days, terms in lease-back exhibit signed at closing.
Materials	Full HOA, tax, insurance, and disclosure documentation available to qualified buyers.

CONTACT

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