

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



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

BEDS
2

BATHS
2

SQ FT
1,260

FLOOR
Ground

ASKING PRICE

\$775,000

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

Ground floor · Working wood-burning fireplace · Short-term rentals permitted

WHAT MAKES THIS UNIT UNUSUAL

A rare 1,260 sq ft ground-floor plan in a complex where comparable ground-floor units are typically 960 sq ft. Recorded by Eagle County at 1,260 sq ft, H-51 retains the standard 2 bed / 2 bath layout while concentrating the additional square footage in an expanded main living area. One of the few units in the complex with this configuration.

Ground floor in the quieter section of Building H, well-buffered from I-70 noise. Cottonwood Rd runs directly outside for easier loading and unloading of skis, gear, groceries, and guests. Primary living areas face a landscaped, treed outlook with mature aspens and evergreens rather than parking exposure.

Working wood-burning fireplace, a feature most newer construction in the area can no longer permit. Short-term rentals permitted; unincorporated Eagle County declined to adopt county-level STR licensing requirements (May 2025 BOCC decision), and no municipal license applies.

PRICE ANCHOR

The most recent original-condition comp in the same complex sold at **\$680 / sq ft** on a smaller footprint. This unit is offered at **\$615 / sq ft** on a meaningfully larger one.

PROPERTY SNAPSHOT

Year built 1979 · HOA \$622.09 / mo (water, trash, snow, landscaping, exterior maintenance) · HOA account confirmed \$0 balance and no open violations as of 5/1/26 · No active special assessments (2025-26 painting/siding assessment phases paid in full) · 2024 property tax \$2,843 (2025 estimated \$3,172) · One assigned space + guest parking

TRANSACTION Off-market direct sale, sold as-is, standard inspection contingency, no seller-funded repairs or credits. Attorney-handled closing. Cash, hard-money, or portfolio-financed offers prioritized. Bounded post-closing occupancy up to 30 days, terms in lease-back exhibit signed at closing. Full HOA, tax, insurance, and disclosure documentation available to qualified buyers.

CONTACT

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par6-51.com