



# PITKIN CREEK PARK CONDO AVAILABLE

**What could be better than working for the Town of Vail? Owning a home in the Town of Vail!**

OFFERED AT  
**\$475,000**

## ABOUT THE HOME

4081 Bighorn Road, Unit 14A

**2-bedroom, 2-bath, 786+/- square-foot condominium.**

You will find all of the perks and conveniences of living in Pitkin Creek Park condominiums in East Vail while enjoying this nicely remodeled home with a wood-burning fireplace, heated bathroom floors and large storage area. This bottom level condo has an outdoor seating area perfect for a gas grill to enjoy after work!

The condo is conveniently located on the bus line, with easy access to Vail Mountain. Amenities include an on-site grocery and liquor store, pool, hot tub and a nearby bus stop.

The deed-restricted home is being offered for sale at \$475,000 with a 1.5% per annum maximum price appreciation.

**HOA Dues-** Monthly dues are currently \$500.63 which covers water and sewer, trash collection, landscape, snow removal, pool and hot tub and maintenance of all common areas. A portion of this goes directly to capital reserves.

**Average monthly utilities - \$180.**

**Housing Team Meetings** – team members are available to meet with you prior to submitting your application. Meeting slots are available to schedule on the webpage or join a presentation and Q&A via ZOOM at 12 p.m. on Thursday, Sept 14.

Please contact us with questions  
George Ruther | Housing Director  
970.376.2675 [housing@vailgov.com](mailto:housing@vailgov.com)

## OPEN HOUSES

4 – 6 p.m., Friday, Sept. 15

12 – 2 p.m., Monday, Sept. 18

## THE LOTTERY

In the event of multiple approved applications, home buyer selection lottery is planned for 9 a.m., Friday, Sept. 22. Applicants are not required to attend.

## HOME BUYER CLASS REQUIRED

See employee listings page for this and other requirements needed prior to submitting your application.

**To see if you qualify, visit**  
**[vailgov.com/employee-listings](http://vailgov.com/employee-listings)**  
**Applications due before**  
**3 p.m. Thursday, September 21 via**  
**ONLINE submittal**

