



# PITKIN CREEK PARK CONDO AVAILABLE

OFFERED AT  
**\$400,000**

## ABOUT THE HOME

**4081 Bighorn Road, Unit 14A**

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

You will find all 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 to enjoy grilling out 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 **\$400,000**.

**HOA Dues** – Monthly dues are currently \$577.56 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.

## OPEN HOUSES

12 – 2 p.m., Monday, Jan. 8

4 – 6 p.m., Monday, Jan. 15

## THE LOTTERY

A home buyer selection lottery is at 12 p.m., Thursday, Jan. 25. Hybrid in-person and on Zoom.

## HOME BUYER CLASS REQUIRED

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

To see if you qualify, visit  
**[vail.gov/currentlistings](https://vail.gov/currentlistings)**

Applications due 3 p.m.  
Wednesday, Jan. 17 via  
**ONLINE application form**