



1415 Lowell Ave #144

PARK CITY, UT 84060

 2 bedrooms

 2 bathrooms

 1,062 sqft

 patio

PATIO LEVEL CONDO 144

- › Open floor plan for entertaining, 2 bedrooms 2 bathrooms and walk-out patio.
- › Kitchen with granite counters/ breakfast bar, and new stainless-steel appliances.
- › Semi-formal dining area.
- › Family room with cozy fireplace, sleeper sofa and glass door sliders to walk-out patio.
- › Primary bedroom en suite with King-size bed, full bathroom and closet.
- › Guest bedroom with Queen-size bed, closet and glass door sliders to walk out patio.
- › Hallway full bathroom with stackable washer/dryer.
- › Turn-key condo being sold fully furnished.

ON-SITE THE LODGE PROPERTY AMENITIES

- › Indoor / Outdoor pool, Gym, hot tub overlooking to the ski runs, seasonal ice rink area, easy-access elevators, underground oversized parking garage & guest laundry room.
- › Easy direct snow access to Crescent, Payday, First Time, 3 Kings, & Eagle lifts from various entrances into the building.

RENTAL INCOME HISTORY

- › 2022 - \$56k+ and 2023 – \$64k+. See rental income sheet for more details.



Jose Garcia

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Windermere
REAL ESTATE




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ON MTN - MOUNTAIN VILLAGE AREA ACTIVITIES

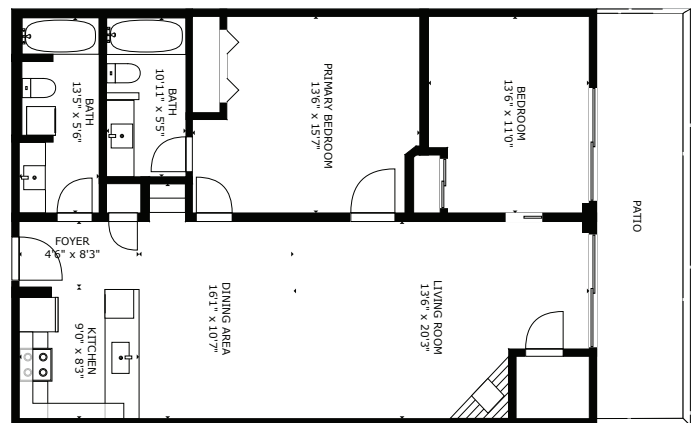
- › Mountain winter snow access to 7,300 acres, 330 winter trails, 41 lifts, 13 bowls, 6 terrain parks, 1 half pipe & 1 mini pipe.
- › Spring/ Summer/ Fall Mountain bike/ hike lift access to an abundance of trails.
- › Summer adventure park features: Alpine slide, Mtn coaster, Legacy Launcher, Flying eagle zip line, mini golf, & climbing wall.
- › Après at the Mountain Village at various bars & restaurants.

ON MTN - CANYONS VILLAGE BASE AREA ACTIVITIES

- › Live seasonal concerts at the Forum stage.
- › Canyons Village - Canyons Golf: 18-hole, Par-70 course designed by Gene & Casey Bates, over 500 ft of elevation change.
- › 18-hole Canyons Disc Golf course with 350' of elevation change.
- › Après at the Canyons Village at various bars & restaurants.

CONDO REMODEL UPDATES

- › **2023 updates**
 - › New flooring throughout, kitchen stainless steel GE appliances, light fixtures, ceiling fans, kitchen and bathroom faucets, full interior paint, and new fireplace insert with tile surround.
 - › All new furniture: King & Queen bedroom set frames, night tables, kitchen table, sleeper sofa, coffee table, island stools. See inventory list for all items.



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