

\$1,195,000 - 220 Reunion Court, Fraser

MLS® #25-689

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,524 sqft
Twnhm/Dup/MultiFam on 0.04 Acres

RENDEZVOUS, Fraser, CO

Tucked into a quiet pocket of the coveted Rendezvous neighborhood, this turn-key 3 bed 2.5 bath mountain retreat backs directly to open space and the extensive Idlewild Trail System, ideal for hiking, biking, snowshoeing, and cross-country skiing right out your back door. A stocked community fishing pond is just a short walk away, offering a peaceful way to unwind in every season. Inside, the open-concept main level features hardwood floors, granite countertops, and a seamless flow between the kitchen, dining, and living areas, plus a spacious deck with breathtaking Continental Divide views. The main floor primary suite adds comfort and convenience. The lower level offers two guest bedrooms, a full bath, laundry, and a second living area with direct access to your private hot tub and a fire pit to take in the stars. Perfect for relaxing after a day on the trails or slopes. With two expansive living spaces and two large decks, there's room for everyone to spread out and enjoy. A heated one-car garage provides ample storage for all your gear - bikes, skis, snowshoes, and more - so you're always adventure-ready.

Residents have the option to join the exclusive Rendezvous Mountain Club at the base of Winter Park Resort, which includes ski storage and a private lounge. A nearby shuttle stop puts you minutes from world-class skiing, plus all the shops, restaurants, breweries, and events in downtown Winter Park and Fraser. Whether you're looking for a primary



residence, second home, or investment opportunity, this fully furnished, move-in-ready townhome delivers mountain living at its best. Upgrades include a new roof, new refrigerator, Control4 Smart Home (lights, fan, TVs) , Ring smart doorbell camera and keypad for guest access, MyQ smart garage opener and video keypad, and a Level II EV charger.

Built in 2005

Essential Information

MLS® #	25-689
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,524
Acres	0.04
Year Built	2005
Type	Twnhm/Dup/MultiFam
Sub-Type	Townhome/Duplex
Style	Townhome
Status	Active

Community Information

Address	220 Reunion Court
Area	Winter Park Area
Subdivision	RENDEZVOUS
City	Fraser
County	Grand
State	CO
Zip Code	80442

Amenities

# of Garages	1
View	Mountain(s)

Interior

Interior Features	Fireplace
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Heating	Natural Gas, Forced Air
Fireplaces	Living Room, Kitchen, Dining Room

Exterior

Lot Description	Meadow, Views
Construction	Frame

School Information

Elementary	Fraser
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	May 30th, 2025
HOA Fees	425
HOA Fees Freq.	Monthly

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