

REDUCED PRICE



This Animas Crossing condo is located in a premier in-town location with views of the Animas River that are unmatched.

Excellent Animas River views and priced for a quick sale! This is a very clean unit, in very good condition. Access is right next to the elevator.

The special assessment that is upcoming of \$10,000 has been paid for by the Seller.

ANIMAS RIVER VIEWS

OFFERED AT \$524,900 | MLS #774843

AMENITIES

- 1,621 SF
- 2 beds, 2 baths
- Built in 1995
- In Town with Animas River Views
- Near Historic Downtown
- Closed-in deck with river & mountain views
- Move-in ready
- HOA - \$340/month
- Gas log fireplace
- One level
- Covered parking
- Use of HOA-owned storage

399 W PARK AVENUE, B-2 | DURANGO CO | 81301



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IN TOWN CONDO
WITH MOUNTAIN AND RIVER VIEWS



Leading REAL ESTATE COMPANIES OF THE WORLD®