

\$459,000 - 2121 Hummingbird Way 203, Georgetown

MLS® #3850489 RE COLORADO Listing Office: Coldwell Banker Realty 28

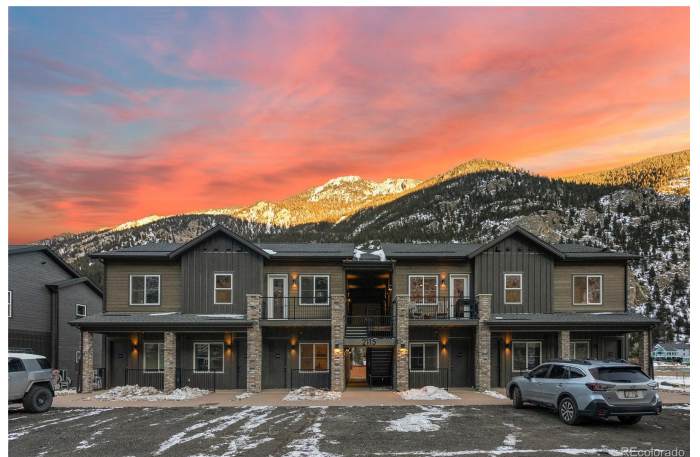
\$459,000

2 Bedroom, 2.00 Bathroom, 705 sqft
Residential on 0 Acres

Lakeview Flats, Georgetown, CO

Experience a fresh take on modern mountain living with our brand-new, thoughtfully designed condos right on Georgetown Lake. Situated right off I-70 just 45 minutes from Denver near the entrance of Guanella Pass in Georgetown, Colorado, Lakeview Flats offer quick access to some of the best world-class skiing around. Enjoy short drives to Loveland, Winter Park, Arapahoe Basin, Keystone, Cooper and Vail, all located within 15-50 minutes. Whether you're hitting the slopes, camping, hiking, rafting, fishing, paddleboarding... the options are endless for outdoor enthusiasts.

New infrastructure and developments, including a new bike trail and beach area, ensure there's always something to enjoy, while the local brewery/restaurant next door and historic downtown a short walk or bike ride away provide the perfect spot to unwind. Enjoy the convenience of turn-key units with high-end finishes throughout, blending modern luxury with the charm of historic Georgetown. Low HOA fees and strong buyer incentives make these condos the ideal investment for both full-time residents and weekend adventurers. Don't miss this opportunity to have your own escape in the Colorado Rockies! ***Please note we also have a SUBSTANTIAL grant available for qualifying buyers who are buying for primary residence and make anywhere under 120% AMI/year (\$109,560)-inquire within! ***



Listing Courtesy of Coldwell Banker Realty
28

Built in 2024

Essential Information

| | |
|----------------|-----------------------|
| MLS® # | 3850489 |
| Price | \$459,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Square Footage | 705 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Mountain Contemporary |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 2121 Hummingbird Way 203 |
| Subdivision | Lakeview Flats |
| City | Georgetown |
| County | Clear Creek |
| State | CO |
| Zip Code | 80444 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Internet Access (Wired) |
| Parking Spaces | 2 |
| View | Mountain(s) |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, High Speed Internet, Quartz Counters, Radon Mitigation System, Smart Thermostat, Smoke Free |
| Appliances | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer |
| Heating | Electric, Heat Pump, Radiant |
| Cooling | Air Conditioning-Room |
| Stories | One |

Exterior

| | |
|-----------------|--|
| Lot Description | Foothills, Landscaped, Mountainous, Near Public Transit, Near Ski Area |
| Windows | Double Pane Windows, Window Treatments |
| Roof | Composition |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| District | Clear Creek RE-1 |
| Elementary | Georgetown Community School |
| Middle | Clear Creek |
| High | Clear Creek |

Additional Information

| | |
|-------------|-------------------|
| Date Listed | October 5th, 2024 |
|-------------|-------------------|

RECOLORADO®

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Listing information last updated on June 3rd, 2025 at 11:19am MDT