

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

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

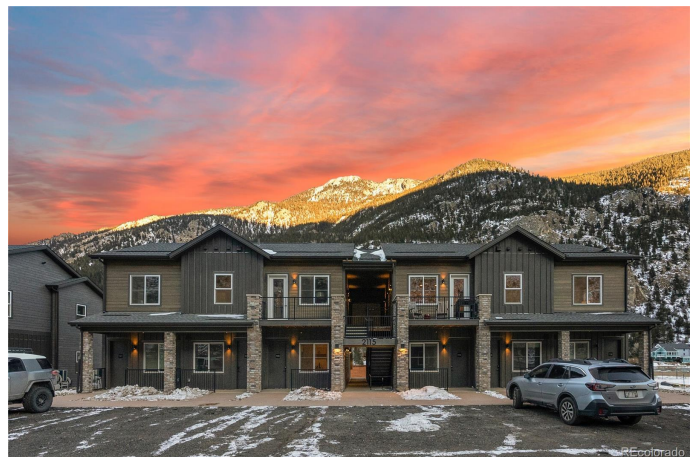
**\$459,000**

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
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