

# For sale



## 4997 Camel Heights Road, Evergreen, CO, 80439

Offered at \$550,000

Evergreen Duplex with Strong Income Potential. Charming, updated investment opportunity near Evergreen shops, restaurants, the library, and scenic Evergreen Lake featuring two thoughtfully improved one-bedroom, one-bath units. The 528 sq.ft. unit offers a bright living room and kitchen layout with refinished and repaired wood floors, a refinished bathtub, new interior and exterior paint, new blinds, new window screens, an updated electrical panel, repaired and updated wall gas heater, new gas hot water heater, and repaired and enhanced deck railing. The 400 sq.ft. unit features a comfortable living room, functional kitchen, and convenient utility closet, with refinished wood floors, new blinds and window screens, updated baseboard electric heaters, enhanced interior trim with updated baseboards and doors, fresh interior paint, repaired and painted deck, new concrete steps, and improved landscaping for added curb appeal. Both properties are connected to public water and sewer, accessed by a well-maintained county road, and include dedicated parking. This property offers immediate income potential in a highly desirable mountain location, combining comfort, convenience, and long-term investment value. Tenant-occupied and Tenants? privacy must be respected; please do not disturb.

2 Bedrooms

2 Bathrooms

928 sqft

0.41 acres (lot size)

Built: 1956



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