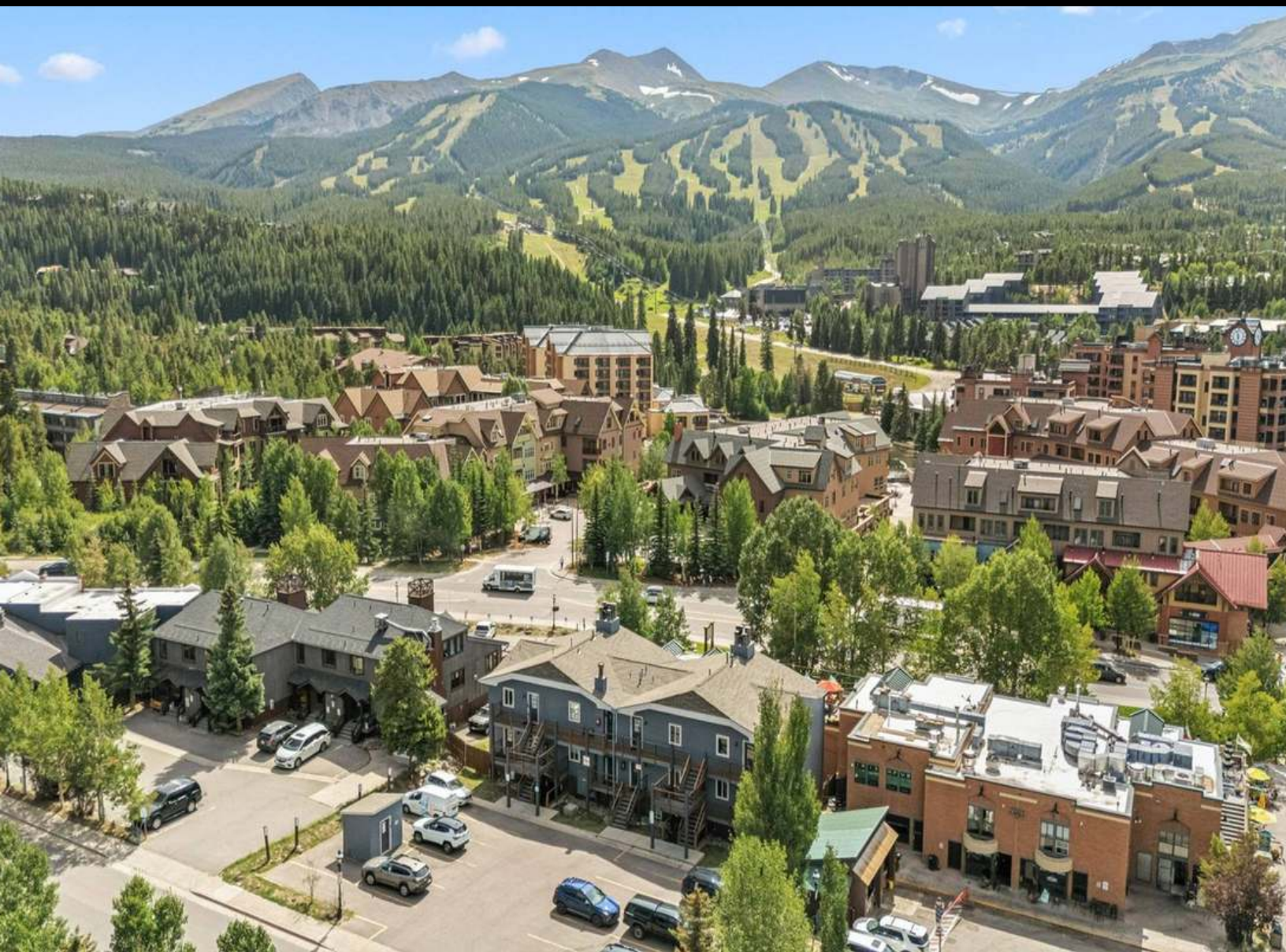
THE SKINNER TEAM
Mountain Realty Specialists

KELLERWILLIAMS Luxury

BRECKENRIDGE

LIKE A LOCAL · AN INSIDER'S GUIDE TO MOUNTAIN LIFE

The Skinner Team at Keller Williams Top of the Rockies



THE SKINNER TEAM
Mountain Realty Specialists

WELCOME

If you're reading this, you've probably already fallen a little in love with Breckenridge. Maybe it was a ski week that ended too soon, a summer hike above treeline or an evening on Main Street.

This guide is the insider version: what an ordinary Tuesday looks like, the events locals plan around, which neighborhood fits which life, and the costs nobody mentions until closing.

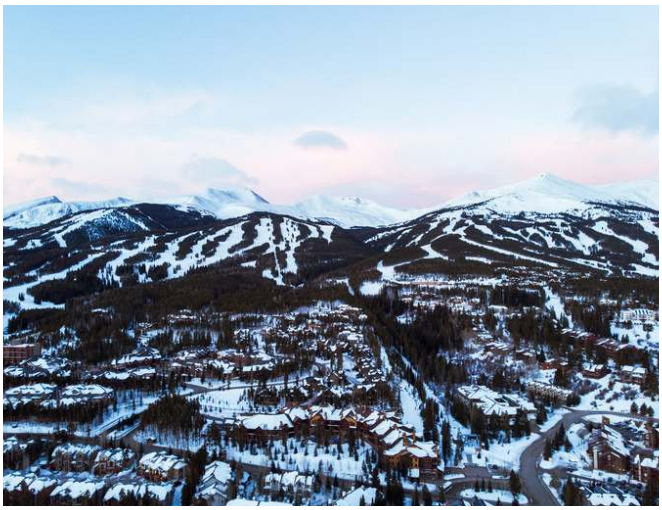
Keep it, share it, and call us when you're ready to look.

— Anne Skinner

SEE BRECK THROUGH OUR EYES
Scan for our YouTube channel.



LIVING THE DREAM IN BRECKENRIDGE



WINTER
FIVE PEAKS, TWO NORDIC CENTERS AND QUIET, SNOWY MORNINGS.



SUMMER
WILDFLOWERS, HIKING, CONCERTS AND THE BLUE RIVER THROUGH TOWN.



FALL
ASPENS TURN THE HILLSIDES GOLD, AND THE TRAILS GROW QUIET.



SPRING
SUNNY SPRING SKIING, THEN A QUIET SEASON THAT BELONGS TO LOCALS.



DAILY LIFE · BRECKENRIDGE, LIKE A LOCAL

AN ORDINARY TUESDAY

IN JANUARY

7:30 Coffee and a breakfast sandwich at Clint's.

8:30 First chair on Peak 9, before the crowds.

12:00 Back home for a call. The free bus stops nearby.

3:30 Skate at the ice arena, or skin up at sunset.

6:30 Dinner on Ridge Street, then home under the lights.

IN JULY

6:30 Coffee on the deck as the sun hits the peaks.

7:00 Hike to Mohawk Lakes, back before the storms.

12:30 Lunch on a Main Street patio.

3:00 Ride the rec path to Frisco, then bus home.

6:00 An evening concert at the Riverwalk Center.

THE LOCAL CALENDAR



WINTER

Lighting & Race of the Santas · early December
Ullr Fest · mid-December
New Year's Eve fireworks · December 31
Snow Sculpture Championships · late January

SPRING

Spring skiing on sunny decks · March–April
Pond skim & closing day · late spring
Shoulder season deals in town · May

SUMMER

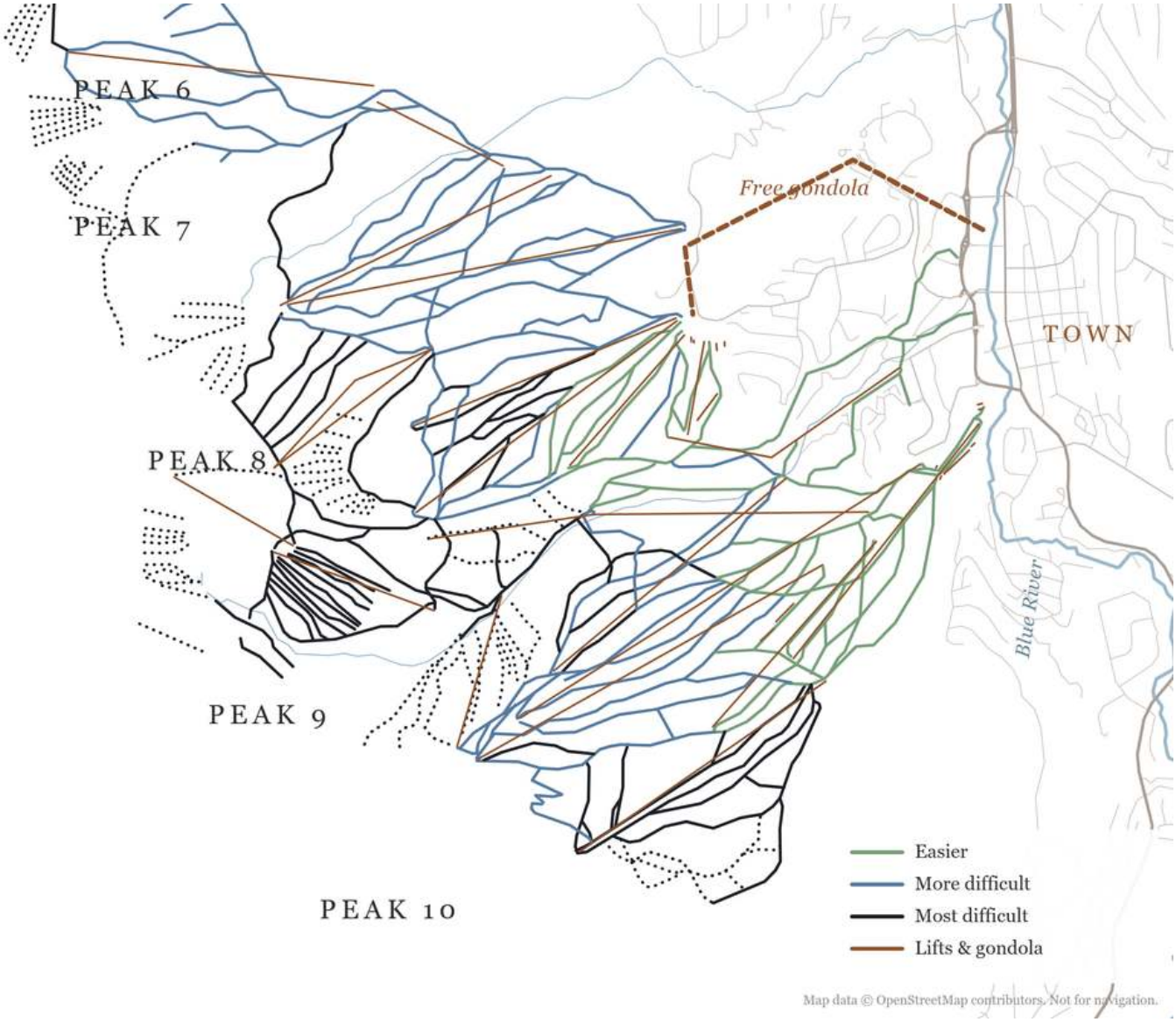
Fourth of July parade · July 4
Wildflower Week · early July
Breckenridge Music Festival · all summer
National Repertory Orchestra · all summer
International Festival of Arts · late August
Great Rubber Duck Race · Labor Day weekend

FALL

Breckenridge Film Festival · September
Oktoberfest · September
Día de los Muertos · late October

Dates shift each year. Check gobreck.com before you plan.

FIVE PEAKS, ONE TOWN



Five peaks and nearly 3,000 acres, with terrain topping out near 13,000 feet. The BreckConnect Gondola links town to Peaks 7 and 8, QuickSilver at Peak 9 is a short walk from Main Street, and the Snowflake lift brings skiers right into the Four O'Clock neighborhood. Living here means a few runs before work and never fighting for parking.



WINTER BEYOND THE SLOPES

Life here is more than ski days. These are the winter activities locals actually do.

01 NORDIC SKIING & SNOWSHOEING
Breckenridge and Gold Run Nordic Centers groom miles of quiet trail minutes from town.

02 ICE SKATING
Skate under the lights at the Stephen C. West Ice Arena.

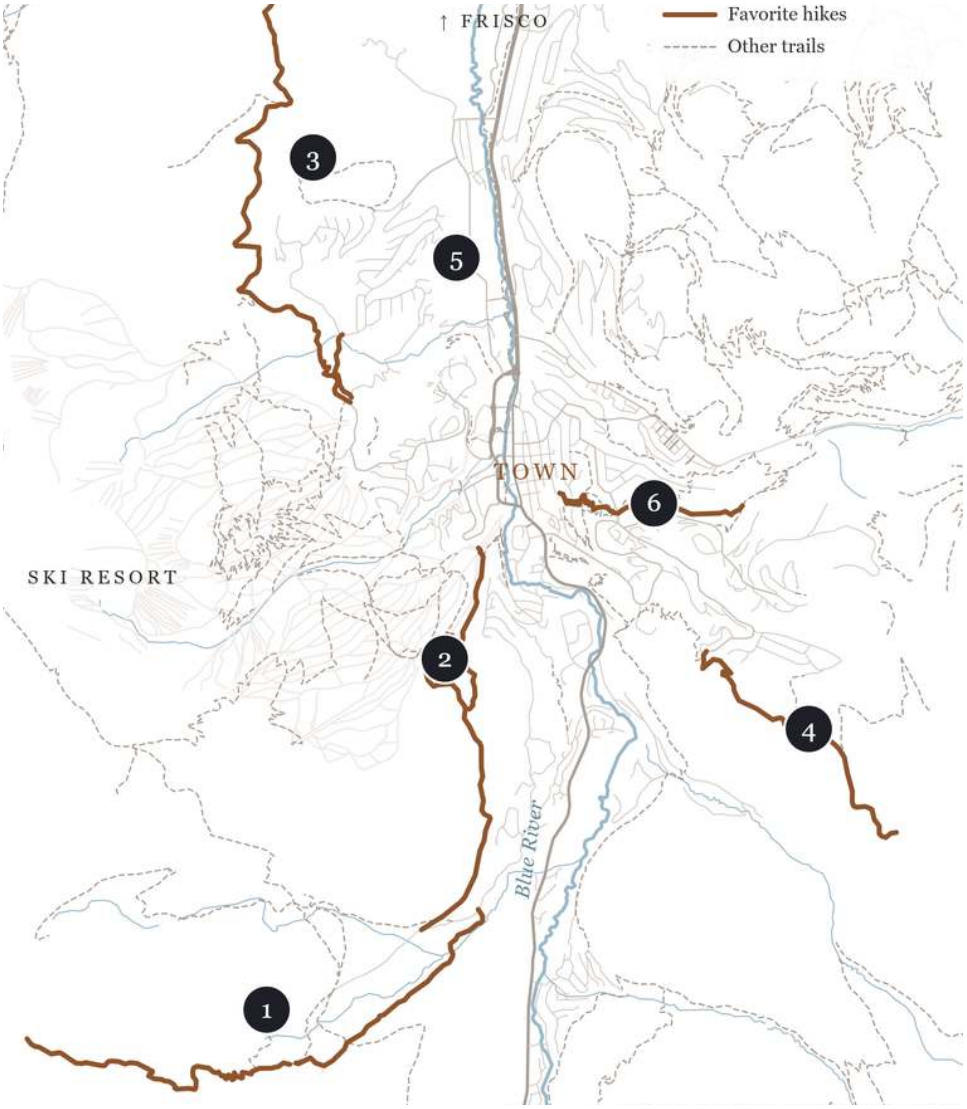
03 FAT BIKING
Rent a fat bike at Gold Run and ride groomed snow trails.

04 UPHILL SKIING
Skin up the resort before the lifts open. Check the uphill policy and grab a pass first.

05 DOG SLEDDING
Ride behind a team of huskies with a local outfitter.

06 SNOWMOBILE TOURS
Guided rides into the high country above town.

FAVORITE HIKES



Most neighborhoods are a short walk or bus ride from a trailhead. Six we love:

1 MOHAWK LAKES
Waterfalls, old mining cabins and alpine lakes. A full day from Spruce Creek.

2 BURRO TRAIL
A shady forest climb from the base of Peak 9.

3 PEAKS TRAIL
Breck to Frisco through the trees. Ride the free bus home.

4 BAKER'S TANK
Up Boreas Pass Road to a historic railroad water tank. Go when the aspens turn.

5 IOWA HILL
A short in-town loop through mining history. Easy with visitors.

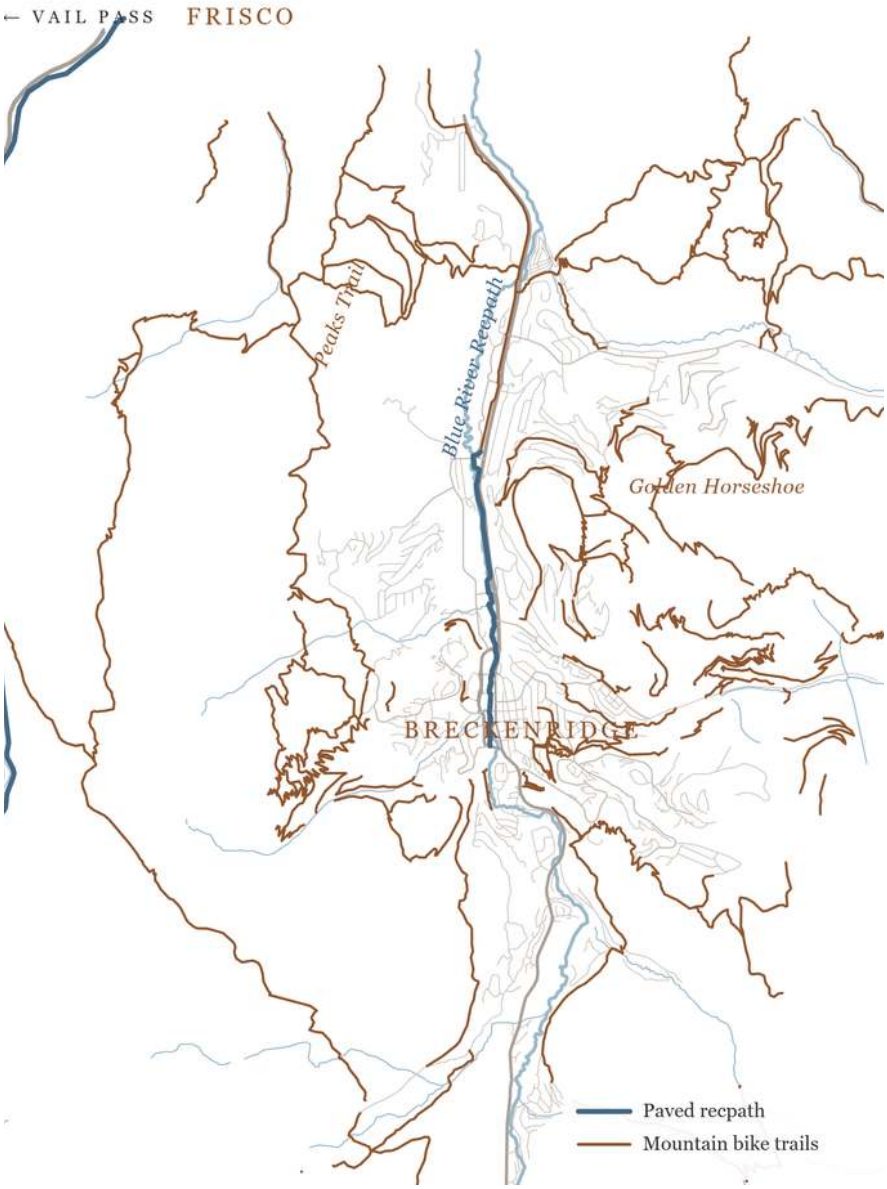
6 BARNEY FORD
Rolling trails in the Golden Horseshoe, minutes from Main Street.

TWO WAYS TO RIDE

PAVED
The rec path follows the Blue River from Breck to Frisco, then on to Copper and over Vail Pass, away from traffic the whole way. Cruisers, strollers and road riders all share it.

DIRT
The Golden Horseshoe and the Peaks Trail put singletrack minutes from Main Street. Plenty of locals ride from their own front door.

The free buses carry bikes, so you can ride one way and bus home.



ON THE WATER

The Blue River runs right through downtown. Below Dillon Dam in Silverthorne, it's Gold Medal trout water: catch-and-release, flies and lures only.

Lake Dillon, about 20 minutes north, has marinas in Frisco and Dillon for sailing, paddleboarding and kayaking.

Local outfitters offer guided floats and walk-wade trips, a great first day for visiting family.







ON THE LINKS

Breckenridge Golf Club has 27 Jack Nicklaus-designed holes: the Bear, the Beaver and the Elk. It's owned by the town, so locals get resident rates, and at about 9,300 feet the ball flies noticeably farther. The season runs roughly Memorial Day to early October.

Homes on and around the course are in The Highlands, with river frontage and big Tenmile Range views.

WHERE LOCALS EAT & DRINK



COFFEE

Clint's Bakery & Coffee House · a Main Street staple for made-to-order breakfast sandwiches
La Française · a French bakery up before dawn. Go early for the chocolate croissants.
Cuppa Joe · tucked off Main on Ridge Street, with huge breakfast burritos and a locals' feel

LUNCH

Downstairs at Eric's · a family sports bar for decades, with big screens and an arcade
Giampietro · East Coast-style pizza by the slice on North Main since 1963
Semplice · a tiny Main Street walk-up for fresh, veggie-forward pressed sandwiches

APRÈS

T-Bar · the slopeside saloon at the base of Peak 8, with a big patio facing the runs
Breckenridge Brewery · Colorado's third craft brewery, pouring on South Main since 1990
Burke & Riley's · an Irish pub atop La Cima Mall, with a fire-pit deck and big views

DINNER

Rootstalk · home of chef Matt Vawter, 2024 James Beard Award winner · $$$$
Breckenridge Distillery · craft cocktails and dinner at the World's Highest Distillery · $$$
Aurum Food & Wine · modern American on Ridge Street, with a happy hour locals love · $$$

GETTING HERE

Denver International Airport is about two hours away by car or shuttle, more on a snowy Sunday.

Eagle County Airport, near Vail, is about 90 minutes west, with seasonal nonstops.

From September through May, I-70 can fall under Colorado's Traction Law. Good tires and AWD or 4WD matter.

Hoosier Pass, just south of town, is the scenic back way to Colorado Springs and Denver's south side.

Once you're here, the car can mostly stay parked. Free buses and the gondola do the rest.

When you're considering a home, ask how far it is from a bus stop, a lift and a trailhead.

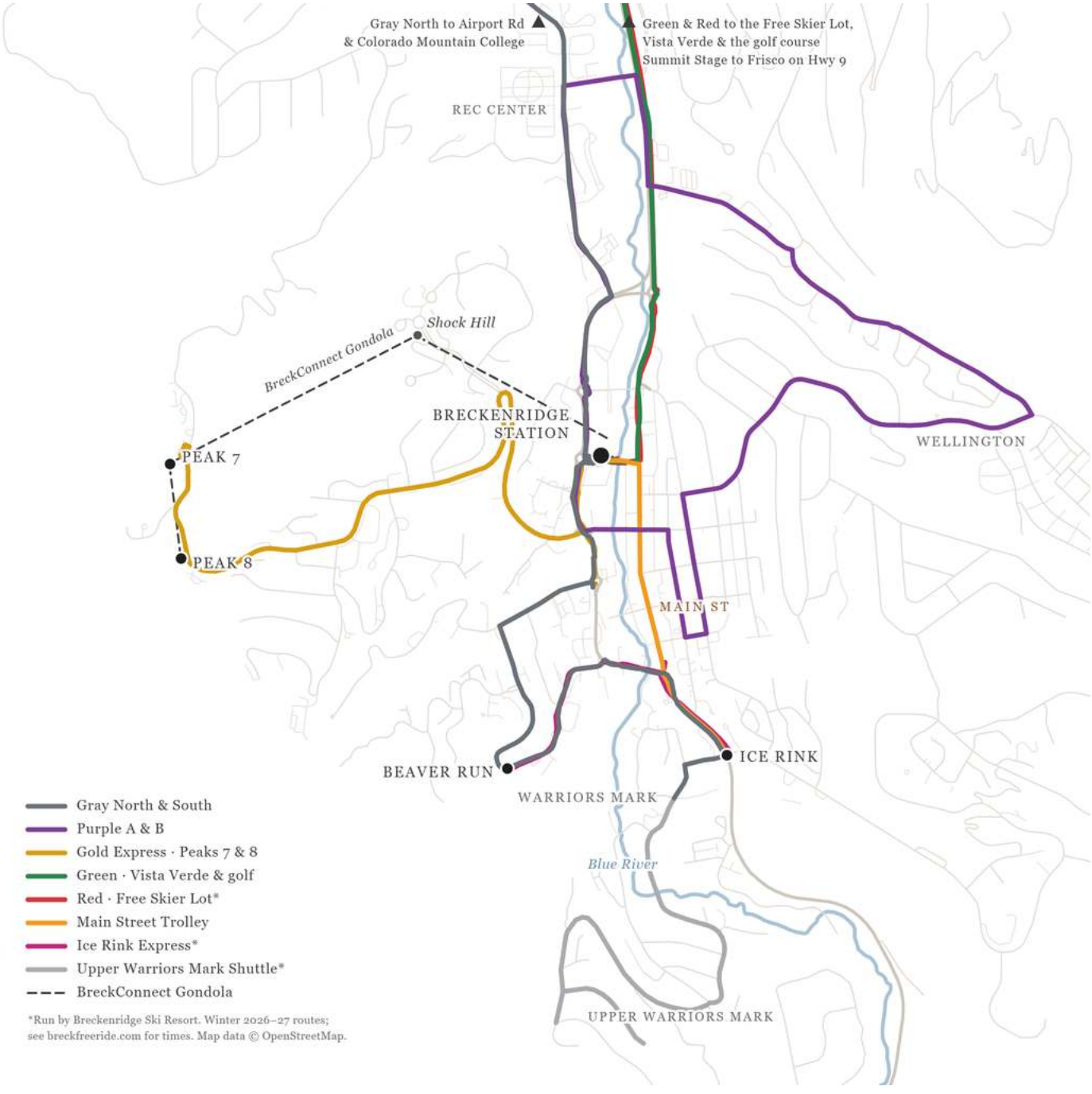


PARK IT FOR THE WEEKEND

The town's Free Ride buses run year-round, carry bikes and skis, and cost nothing. The BreckConnect Gondola links town to Peaks 7 and 8, and the Summit Stage connects every town in the county, also free.

In season, the Main Street Trolley loops downtown, so dinner rarely means hunting for parking.

When we tour homes, we'll show you the closest stop. In January, a two-minute walk to the bus is a luxury.





WHAT NOBODY TELLS YOU

Altitude is real. At 9,600 feet, drink extra water and take it easy your first few days.

The sun is strong and the air is dry. Sunscreen and a humidifier are year-round.

Weather turns fast. Summer storms build most afternoons, so start hikes early.

Moose and bears are neighbors. Town rules require wildlife-resistant trash.

I-70 can crawl on winter weekends. Locals travel midweek or early.

Most homes don't have AC. Nights stay cool, but a few July days run warm.

Mud season hits late spring and late fall. Trails are muddy and some restaurants take a break.

Wells and septic are common outside town. Nothing to fear, just get them inspected.

Building is very expensive here. Short seasons and mountain sites add up fast.

The county has several towns, but most homes fall under county jurisdiction.

Breck has one full grocery store, City Market. It gets busy, so locals shop midweek.

Most homes don't get mail delivery. Plan on a PO box and lots of post office runs.

Breck has urgent care in town. The nearest hospital, St. Anthony Summit, is in Frisco.

Health care costs more here, and individual insurance premiums run high. Budget for it.

Contractors book up early, and resort-town prices apply to most services.

Snow removal is part of owning. Ask who clears the driveway, roof and decks.

Property tax rates are modest, but values are reassessed every two years.

Deed-restricted homes cost less, but limit who can buy and what they resell for.

Fractional ownership means shared weeks, not a whole home. Great for vacations.

One school district: several elementary schools, one middle school and one high school, plus private, homeschool and student-athlete options.



CHOOSING THE RIGHT HOME

CONDO

Lock-and-leave living with shared amenities and low upkeep. Ideal if you'll be here part-time.

TOWNHOME

More space and privacy than a condo, often with a garage and added storage.

SINGLE-FAMILY HOME

The most privacy, land and long-term flexibility. Great for full-time living or a family gathering place.

TRUE SKI-IN/SKI-OUT

Ski from your door to the lift and back. Rare, and it tends to hold its value.

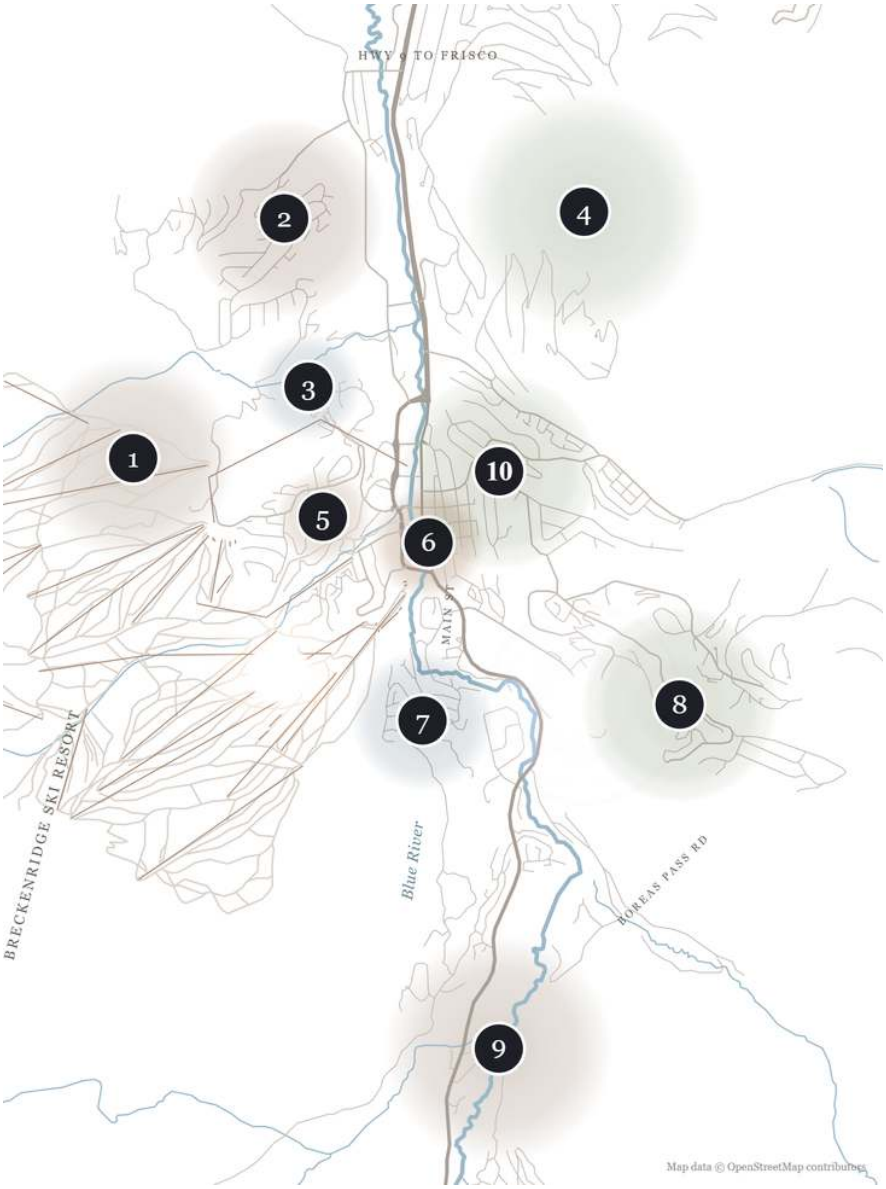
SHORT-TERM RENTALS

Breckenridge caps short-term rental licenses by zone, and they don't transfer at sale. Ask us for the current rules before you buy.

MOUNTAIN INSPECTIONS

- Radon
- Roofs and snow shedding
- Heating and freeze protection
- Wells and septic
- Wildfire defensible space
- HOA documents

THE NEIGHBORHOODS



01 PEAK 8

Slopeside luxury condos, with the gondola to town.

02 PEAK 7

Bigger lots, single-family homes, views and dirt roads.

03 SHOCK HILL

Wooded lots with their own gondola stop.

04 HIGHLANDS & GOLF

Golf, river and room to spread out.

05 SNOWFLAKE & FOUR O'CLOCK

Ski in near the Snowflake lift, walk to dinner.

06 HISTORIC DOWNTOWN

Victorians, Main Street and the Riverwalk.

07 WARRIORS MARK & PEAK 9

Close to Peak 9 lifts and the free bus.

08 BOREAS PASS & BALDY

Trails out the door, quieter streets.

09 BLUE RIVER

Its own town south of Breck. More land, more quiet.

10 WEISSHORN

Wooded homesites off Wellington Road, a walk to Main.

A CLOSER LOOK

01 PEAK 8

Slopeside luxury condos at the base, with the gondola to town.
Best for: ski-first second homes.



02 PEAK 7

Single-family homes on bigger lots, with views and a few dirt roads.
Best for: space near the slopes.



03 SHOCK HILL

Forested privacy with its own gondola stop.
Best for: quiet luxury.



04 HIGHLANDS & GOLF

Golf, river frontage, larger lots and Tenmile Range views.
Best for: golfers who want room.



05 SNOWFLAKE & FOUR O'CLOCK

Ski in near the Snowflake lift, walk to dinner.
Best for: leaving the car parked.



A CLOSER LOOK

06 HISTORIC DOWNTOWN

Historic Main Street and restored Victorians. Walk everywhere.
Best for: town life.



07 WARRIORS MARK & PEAK 9

Close to Peak 9 lifts and the free bus. Easygoing and practical.
Best for: a ski base.



08 BOREAS PASS & BALDY

Forested homes on quieter streets, trails out the door.
Best for: hikers and dogs.



09 BLUE RIVER

Its own town south of Breck, with Quandary Peak views. Often wells and septic.
Best for: land and quiet.



10 WEISSHORN

Wooded homesites on both sides of Wellington Road, a short walk to Main Street.
Best for: in-town privacy.



BUDGETING FOR A MOUNTAIN HOME



HOA DUES

Often cover snow removal, exterior upkeep, building insurance and amenities. Ask what's included and whether an assessment is planned.

TAXES

Colorado reappraises every two years. Inside town limits, buyers also pay Breckenridge's 1% real estate transfer tax at closing.

INSURANCE

Wildfire risk, roof age and distance to a fire station all affect premiums. Get a quote before you go under contract.

UTILITIES & HEAT

At 9,600 feet the heat runs most of the year. Ask for a year of utility bills, plus water, sewer, trash and internet.

SNOW & UPKEEP

Plan for driveway and roof snow, plus decks, paint and stain that wear faster under strong sun and long winters.

ALSO PLAN FOR

- Property management
- Furnishing and setup
- A reserve for repairs
- Rental license fees
- Lodging taxes if you rent

SEE THE LATEST NUMBERS
Scan for current Summit County market stats, updated monthly.

BUYING FROM ANYWHERE

Video tours, honest previews, e-signing and remote closings make the process feel close, even when you're far away. We'll connect you with trusted local inspectors, lenders and property managers.

ASK ON EVERY TOUR

How far to a lift, bus or trail?

Can I rent it, and is a license available?

What do HOA dues cover?

Where does the snow go?

Has it been tested for radon?

Where does the winter sun hit?

Where do guests park?



WHEN YOU'RE READY

Whether you're a year away or ready to tour this weekend,
I'd love to help you find your place in Breckenridge.

— ANNE SKINNER

Scan to search every Breckenridge listing
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