



#13 Yacht Club Condominiums HOA

Thursday, July 23, 2026

This Letter is to serve as official notice that Unit #13 Yacht Club, located at 414 Tenderfoot STREET Unit #13, DILLON, CO 80435 is under contract with a bonafide party who is not a current owner at Yacht Club Condominiums HOA. The declarations for the association require that notice be given to all homeowners of a pending sale. Owners have the option to match the price and terms and purchase the property.

Price and terms:

List Price: \$485,000

Contract Price: \$485,000

Seller Concession: \$15,000

Earnest Money: \$5,000

Loan Amount: 363,750

Cash at Closing: \$116,250

Please call, or email, if you intend to exercise your option to purchase this property within 20- days of the date of this letter.

Please contact the Real Estate Agent for this property, if you intend to submit an offer:

REALTOR INFO:

Kelly Short Lloyd

The Lloyd Group

(970)389-2262

kelly@LloydGroupRE.com

Sincerely,

Yacht Club Condominiums HOA