



Yacht Club Condominiums HOA

Tuesday, June 23, 2026

This Letter is to serve as official notice that Unit #1 Yacht Club, located at 414 Tenderfoot Street, 1, 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: \$750,000

Contract Price: \$727,500

Loan Amount: \$0

Cash at Closing: \$702,500

Earnest Money: \$25,000

Closing Date: 7/22/2026

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:

Matt Stoia

Paffrath and Thomas Real Estate

970 389 3038

matt@ptbreck.com

Sincerely,

Yacht Club Condominiums HOA