

## PROPERTY INFORMATION

<b>Area:</b>	Vail Golf Course	<b>Bedrooms:</b>	4
<b>Complex/Subdivision:</b>	Vail Valley 3	<b>Total Baths:</b>	5
<b>Property Subtype:</b>	Duplex	<b>Full Baths:</b>	2
<b>Year Built:</b>	2005	<b>3/4 Baths:</b>	2
<b>Year Built Effective:</b>	2009	<b>Half Baths:</b>	1
<b>Levels:</b>	Three Or More	<b>Finished</b>	3,484.4
<b>Unit #:</b>	W	<b>Square Feet:</b>	
<b># Of Levels in Unit:</b>	3	<b>Total SqFt:</b>	3,484.4
<b>Entry Location:</b>	First Floor		
<b>Lockoff:</b>	No	<b>Sq Ft</b>	County/Gov't
<b>Additional Rooms:</b>	Dining Area; Family Room; Great Room; Utility Room; Mud Room; Office	<b>Source:</b>	
		<b>Entry Level</b>	No
<b>Furnished:</b>	Furnished	<b>Master:</b>	
<b>Stories:</b>	3	<b>Parking:</b>	Garage; Heated Driveway; Heated Garage; Surface
		<b># of Garage Stalls:</b>	2
		<b># of Parking Spaces:</b>	5



## ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b> \$17,923.72	<b>Association:</b> No	<b>Transfer Tax %:</b> 1
<b>Current Tax Year:</b> 2020		<b>Transfer Fee:</b> 0

## LAND AND SITE INFORMATION

<b>Lot Size Acres:</b> 0.22	<b>Zoning Code:</b> Two-Family	<b>Schedule #:</b> R058803
<b>Lot Size SqFt:</b> 9,757	<b>Ground Lease:</b> No	<b>Legal Parcel:</b> Yes
<b>Lot Size Source:</b> County/Gov't	<b>Parcel Number:</b> 210109207024	<b>Water Source:</b> Public

**Legal Description:** Subdivision: VAIL VALLEY Block: 3 Lot: 19W

**Remarks:** This gorgeous Vail Golf Course residence has incredible views, backs up to national forest and has an ideal main level layout with the perfect outdoor living space. There is a comfortable neighborhood vibe despite being so close to Golden Peak. Although walking distance to Vail Village, enjoy the convenient bus stop at the end of the driveway for an effortless ride to the village and slopes. As if that isn't desirable enough, this property comes with an option for a coveted Vail Mountain Club membership, allowing the new owner to skip the estimated five-year waiting list. This 2005 residence underwent an extensive renovation on the main level in 2015 and now features an elegant mountain contemporary design. The living room, kitchen and dining have an open flow that is ideal for entertaining and all have private views overlooking national forest. The kitchen features tasteful finishes and high-end appliances. There is an elevator for all three levels in a location that is the least obtrusive and most convenient. The main level master has a luxurious bathroom, dual vanities and walk-in closet. Upstairs, there are two bedrooms including a secondary master, an office area, large walk-in closet, as well as a reading/sleeping nook. Downstairs has a well designed entry, mudroom, fourth bedroom and the family/media room that could easily be used as a fifth bedroom (as it has a Jack-and-Jill bathroom and a door for privacy). There is also a nice sized two-car garage with two storage closets, private hot tub, heated driveway and magnificent perennial gardens.

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## LISTING DETAIL

<b>Interior Features:</b> Elevator; Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); Wired for Cable	<b>Neighborhood Features:</b> Cross Country Trail(s); Golf; Near Public Transit; Shuttle Service; Trail(s)
<b>Appliances Included:</b> Built-In Electric Oven; Cooktop; Dishwasher; Disposal; Microwave; Refrigerator; Wall Oven; Washer/Dryer	<b>Assessments:</b> None
<b>Floor Coverings:</b> Carpet; Stone; Tile; Wood	<b>Distressed Property:</b> None
<b>Fireplace Features:</b> Gas	<b>Construction:</b> Frame
<b>Utilities Available:</b> Cable Available; Electricity Available; Natural Gas Available; Phone Available; Satellite; Sewer Available; Trash; Water Available	<b>Exterior:</b> Stone; Wood Siding
<b>Utility Expenses:</b> Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0	<b>Foundation:</b> Poured in Place
<b>Heating:</b> Natural Gas; Radiant	<b>Roof:</b> Metal; Shake
<b>Air Conditioning:</b> No	<b>Patio and Porch Features:</b> Patio
<b>Cooling:</b> None	<b>Property Access:</b> All Year
<b>Laundry:</b> Dryer; Washer	<b>Pets:</b> Cats OK; Dogs OK; Yes
<b>Sewer:</b> Sewer Connected	<b>View:</b> Mountain(s); Trees/Woods
<b>Water Source:</b> Public	<b>Geological Info:</b> Mud/Debris; Rockfall

## LISTING INFORMATION

<b>Possession:</b>	Delivery of Deed
<b>Rental Agreement:</b>	No
<b>Short Term Rentals Permitted:</b>	Yes