MLS# 1004017

4269 Nugget Lane, Vail, CO, 81657

County: Eagle

Client Summary

PROPERTY INFORMATION

Area:	East Vail	**Bedrooms:**	4
Complex/Subdivision:	Bighorn Estates	**Total Baths:**	4
Property Subtype:	Duplex	**Full Baths:**	1
Year Built:	1972	**3/4 Baths:**	3
Year Built Effective:	2001	**Half Baths:**	0
Levels:	Three Or More	**Finished Square Feet:**	2,412
# Of Levels in Unit:	3	**Total SqFt:**	2,412
Entry Location:	2		
Lockoff:	No	**Sq Ft Source:**	County/Gov't
Additional Rooms:	Dining Area; Family Room; Great Room; Utility Room; Mud Room	**Entry Level Master:**	No
		Parking:	Deeded; Surface
		# of Parking Spaces:	2
Furnished:	Furnished		
Stories:	2		

ASSOCIATION/TAX INFORMATION

Current Tax Amount:	$6,118.08	**Association:**	Yes $0 Annually	**Transfer Tax %:**	1
Current Tax Year:	2021			**Transfer Fee:**	0

LAND AND SITE INFORMATION

Lot Size Acres:	0.1	**Zoning Code:**	2FAM	**Schedule #:**	R012195
Lot Size SqFt:	4,400	**Ground Lease:**	No	**Legal Parcel:**	Yes
Lot Size Source:	County/Gov't	**Parcel Number:**	210112306005	**Water Source:**	Public

Legal Description: Subdivision: BIGHORN ESTATES TOWNHOUSES Lot: 3

Remarks: Nugget Lane is one of the most sought after locations, nestled along Gore Creek and just a short stroll across the bridge to the Town of Vail bus stop for easy access to Vail Village. This ideal East Vail residence offers peace, tranquility, and a generally awe-inspiring mountain setting. Offered turnkey and ready to move in with furniture and furnishings included, the intelligent layout and small square footage provides buyers renewed hope who felt a creekside home in Vail was unattainable. Don't let this opportunity slip away! It is the perfect family retreat with four bedrooms, four bathrooms and a separate family room. This mountain contemporary home offers soaring ceilings for a more expansive feel, an ideal open layout, a rare large wood-burning fireplace and a wall of glass overlooking Gore Creek. Enjoy your morning coffee on the deck or travel down the spiral staircase or out through the family room to the creekside patio below. Engulf yourself in your favorite novel while laying in a creekside hammock. Enjoy s'mores hanging out by the firepit, drop in a new hot tub, or extend the flagstone patio for more space, whatever the new buyer prefers. There is one bedroom/office on the main floor, two bedrooms upstairs and one bedroom downstairs next to the family room. The double doors entry off of the main living area is the perfect bedroom/office location that is currently set up to sleep four comfortably and is connected to a bathroom. The four person bartop, kitchen island and formal dining area provide the perfect open space for entertaining or for family gatherings. Upstairs, a private and generous south-facing master suite has beautiful mountain views and his and her sinks in the bathroom, along with a jetted tub and steam shower. Down the hall, an en suite guest room with grand windows has a treehouse feel overlooking Gore Creek. Fall asleep to the sounds of the water below while looking out to the alpine tree setting. Downstairs...

LISTING DETAIL

Interior Features: Fireplace - Wood; Multi-Level; Patio; Skylight(s); Vaulted Ceiling(s); Wired for Cable; Steam Shower
Appliances Included: Dishwasher; Disposal; Microwave; Range; Range Hood; Refrigerator; Washer/Dryer; Water Purifier
Floor Coverings: Carpet; Tile; Wood
Fireplace Features: Wood Burning
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Trash; Water Available
Utility Expenses: Average Monthly Electric: 135; Average Monthly Gas: 80; Sewer Monthly: 43; Water Monthly: 43
Heating: Baseboard; Electric; Natural Gas; Radiant
Air Conditioning: No
Cooling: Ceiling Fan(s)
Laundry: Dryer; Washer
Sewer: Sewer Connected
Water Source: Public

Neighborhood Features: Fishing; Shuttle Service; See Remarks
Distressed Property: None
Construction: Frame
Exterior: Stone; Stucco; Wood Siding
Foundation: Poured in Place
Roof: Asphalt
Patio and Porch Features: Deck; Patio
View: Creek/Stream; Mountain(s); Trees/Woods
Geological Info: Avalanche; Town of Vail GSA
Waterfront Features: Creek

LISTING INFORMATION

Deed Restrictions:	No	**Status Change Date:**	11/26/2021
		Possession:	Delivery of Deed
		Rental Agreement:	No
		Short Term Rentals Permitted:	Yes
		Right of Refusal:	No

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