

Residential  
MLS# 1004666

2967 Manns Ranch Road, Vail, CO, 81657  
County: Eagle

Client Summary

PROPERTY INFORMATION

**Area:** Booth Creek  
**Complex/Subdivision:** Vail Village Filing 13  
**Property Subtype:** Duplex  
**Year Built:** 2021  
**Levels:** Three Or More  
**# Of Levels in Unit:** 3  
**Entry Location:** 2  
**Lockoff:** No  
**Additional Rooms:** Dining Area; Family Room; Great Room; Utility Room; Mud Room; Office  
**Furnished:** Unfurnished  
**Stories:** 3

**Bedrooms:** 4  
**Total Baths:** 6  
**Full Baths:** 1  
**3/4 Baths:** 3  
**Half Baths:** 2  
**Finished Square Feet:** 4,315  
**Total SqFt:** 4,315

**Sq Ft Source:** County/Gov't  
**Parking:** Heated Garage  
**# of Garage Stalls:** 2  
**# of Parking Spaces:** 4



ASSOCIATION/TAX INFORMATION

**Current Tax Amount:** \$7,089.92  
**Current Tax Year:** 2021

**Association:** No  
**Transfer Tax %:** 1  
**Transfer Fee:** 0

LAND AND SITE INFORMATION

**Lot Size Acres:** 0.44  
**Lot Size SqFt:** 19,166  
**Lot Size Source:** County/Gov't

**Zoning Code:** 2FAM  
**Ground Lease:** No  
**Parcel Number:** 210103401047

**Temporary Schedule Number:** R067746  
**Legal Parcel:** Yes  
**Water Source:** Public

**Legal Description:** SECONDARY DUPLEX, LOT 5, VAIL VILLAGE, THIRTEENTH FILING, LOTS 5 AND 6, BLOCK 1, ACCORDING TO THE PLAT RECORDED APRIL 23, 2004 UNDER RECEPTION NO. 874776, COUNTY OF EAGLE, STATE OF COLORADO.

**Remarks:** This is an exciting opportunity to own a new construction, luxury mountain contemporary home for family and friends to enjoy for years to come. Designed by Kyle Webb and built by Paragon Homes, these stunning homes are the perfect balance of mountain and modern, softened with the use of natural materials but with clean lines and a contemporary feel. The focus of each home's living and dining area is undoubtedly the stunning views. With a desirable open living floor plan, gorgeous glass windows, and sliding panel glass doors that open up to grand spacious patios, the boundaries between indoors and outdoors are blurred. Relax, entertain and enjoy the spectacular mountains and surrounding forest from the indoors or engulf yourself in the outdoor living space around the built-in firepit. Additionally, these high end residences each have their own private driveway, an elevator to all levels, and high ceilings throughout keeping the interiors light and bright. Offering +/- 4,284 square feet of gorgeous living space, with four bedrooms, six bathrooms, and excellent space to spread out for friends and family. With three levels of extravagant living, every room has an exquisite interior design with high-end finishes. The kitchen was cultivated using imported Italian cabinets by Arrex Le Cucine, perfectly paired with mia marble countertops and backsplash - a stunning and sophisticated translucent white stone that has marbled earth tones. Top-of-the-line appliances include Sub Zero fridge, Wolf double-oven, and 36" Wolf cooktop, allowing all the space and capacity to prepare for a feast. The grand 74" fireplace with limestone surround creates a focal point in the main floor living area, perfectly complemented by the breathtaking mountain landscape. Please visit [mls-2967.NewMountainContemporary.com](http://mls-2967.NewMountainContemporary.com)

LISTING DETAIL

**Interior Features:** Elevator; Fireplace - Gas; Multi-Level; Patio; Vaulted Ceiling(s); Wired for Cable  
**Appliances Included:** Cooktop; Dishwasher; Microwave; Range Hood; Refrigerator; Wall Oven; Wine Coolers  
**Floor Coverings:** Carpet; Tile; Wood  
**Fireplace Features:** Gas  
**Utilities Available:** Cable Available; Electricity Available; Natural Gas Available; Sewer Available; Water Available  
**Utility Expenses:** Average Monthly Electric: 0; Average Monthly Gas: 0; Sewer Monthly: 0; Water Monthly: 0  
**Heating:** Radiant Floor  
**Air Conditioning:** Yes  
**Cooling:** Central Air  
**Laundry:** Gas Dryer Hookup; Washer Hookup  
**Sewer:** Sewer Connected  
**Water Source:** Public

**Neighborhood Features:** Cross Country Trail(s); Golf; Near Public Transit; Tennis Court(s); Trail(s)  
**Construction:** Frame  
**Exterior:** Metal Siding; Stone; Wood Siding  
**Foundation:** Poured in Place  
**Roof:** Metal  
**Patio and Porch Features:** Deck; Patio  
**Property Access:** All Year  
**Pets:** Cats OK; Dogs OK; Yes  
**View:** Mountain(s); Trees/Woods  
**Geological Info:** Mud/Debris

LISTING INFORMATION

**Deed Restrictions:** No

**Possession:** Delivery of Deed  
**Rental Agreement:** No  
**Short Term Rentals Permitted:** Yes  
**Right of Refusal:** No