

PROPERTY INFORMATION

Area:	Singletree	Bedrooms:	5
Complex/		Total Baths:	6
Subdivision:	Berry Creek Ranch Filing #4	Full Baths:	4
Property		3/4 Baths:	1
Subtype:	Single Family Residence	Half Baths:	1
Year Built:	1990	Finished Square	
Year Built		Feet:	5,616
Effective:	2000	Total SqFt:	5,616
# Of Levels		Sq Ft Source:	County/Gov't
in Unit:	3	Entry Level	Yes
Entry		Primary Bed:	
Location:	3	Parking:	Heated Driveway; Heated Garage
Lockoff:	No	# of Garage Stalls:	3
Additional	Breakfast Nook; Dining Area;	# of Parking	3
Rooms:	Family Room; Utility Room; Loft	Spaces:	
Furnished:	Furnished		
Stories:	2		



ASSOCIATION/TAX INFORMATION

Current Tax Amount:	\$8,939.2	Association:	Yes \$200 Annually	Transfer Tax %:	0
Current Tax Year:	2022			Transfer Fee:	0

LAND AND SITE INFORMATION

Lot Size Acres:	0.68	Zoning Code:	Planned Unit Development	Schedule #:	R019586
Lot Size SqFt:	29,620	Ground Lease:	No	Legal Parcel:	Yes
Lot Size Source:	County/Gov't	Parcel Number:	210504206001	Water Source:	Public

Legal Description: Subdivision: BERRY CREEK RANCH FIL 4 Block: 3 Lot: 5 R700825 QCD 06-14-99

Remarks: This may just be the best homesite in all of Singletree! With expansive views across the lush Sonnenalp Golf Course that look straight towards the ski slopes, all with zero highway impact. This 5-bedroom single-family home has an oversized 3-car garage and lives comfortably for small families that want plenty of space for guests or is excellent for larger families. The great room flows well from inside to out from the double island chef's kitchen with easy access to the outdoor grilling area to the spacious deck with a covered area for dining al fresco. All will appreciate the extensive outdoor living spaces that flow throughout the property and end with a dream flat, grassy backyard ideal for dogs, kids, or adults alike. Enjoy family and friends at the formal dining area with a bar that overlooks the same incredible views. At night, wind down in the living room with dramatic windows perfect for admiring the evening alpenglow by the flickering fireplace. The master suite includes plenty of closet space, a 5-piece bath with jetted tub, a huge master balcony, and a gas fireplace. There are 4 large guest bedrooms, and all have en-suite bathrooms. One of the guest bedrooms is near the master suite, so it is perfect if you need a close bedroom or is a great location for doubling as an office. The additional heated finished space over the garage with plumbing available for an additional bathroom is waiting for the next owner to reimagine. There is also additional storage space not included in the square footage that is perfect for keeping the garage decluttered, as is the great outdoor shed for your tools and landscaping items. Additional creature comforts include a heated walkway down to the front door (even on the wood decking) and air conditioning and a new DaVinci roof. Singletree is known for great sun, epic views, incredible amenities at the Sonnenalp Club, and convenience to jaunt to all that the Vail Valley has to offer. Visit mls.SingletreeVail.com

Showing Information and Requirements

LISTING DETAIL

Interior Features: Fireplace - Gas; Jetted Bath; Multi-Level; Patio; Spa/Hot Tub; Vaulted Ceiling(s); Wired for Cable; Balcony	Neighborhood Features: Clubhouse; Community Center; Fitness Center; Trail(s)
Appliances Included: Built-In Electric Oven; Dishwasher; Disposal; Dryer; Range; Range Hood; Refrigerator; Washer; Washer/Dryer; Wine Cooler	Construction: Frame
Association/HOA Fee Includes: Common Area Maintenance	Exterior: Stone; Stucco; Wood Siding
HOA/Comm Amenities: Clubhouse; See Remarks	Foundation: Poured in Place
Floor Coverings: Carpet; Simulated Wood; Tile; Wood	Roof: Asphalt
Fireplace Features: Gas	Patio and Porch Features: Deck; Patio
Utilities Available: Cable Available; Electricity Available; Natural Gas Available; Phone Available; Sewer Available; Snow Removal; Trash; Water Available	Pets: Yes
Utility Expenses: Average Monthly Electric: 147; Average Monthly Gas: 395; Trash Monthly: 80; Water Monthly: 206	View: Mountain(s); Ski Slopes; South Facing
Heating: Radiant Floor	Geological Info: None Known
Air Conditioning: Yes	
Cooling: Ceiling Fan(s); Central Air	
Laundry: None	
Sewer: Sewer Connected	
Water Source: Public	

LISTING INFORMATION

Listing Date:	07/15/2023	Deed Restrictions:	No	Status Change Date:	07/15/2023
					1031 Exchange; Cash; New Loan
				Possession:	Delivery of Deed
				Rental Agreement:	No
				Short Term Rentals	Permitted:
					No
				Right of Refusal:	No