

<b>Residential Active</b> <b>MLS# 1013475</b>	<b>12 Vail Road R-8, Vail, CO, 81657</b> County: Eagle	<b>Client Summary</b> <b>\$6,500,000</b>
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#### PROPERTY INFORMATION

<b>Area:</b>	Vail Village	<b>Bedrooms:</b>	4
<b>Complex/Subdivision:</b>	Vail Gateway Plaza Condo	<b>Total Baths:</b>	3
<b>Property Subtype:</b>	Condominium	<b>Full Baths:</b>	2
<b>Year Built:</b>	1990	<b>3/4 Baths:</b>	1
<b>Year Built Effective:</b>	2005	<b>Half Baths:</b>	0
<b>Unit #:</b>	R-8	<b>Den/Loft:</b>	Yes
<b># Of Levels in Unit:</b>	1	<b>Finished Square Feet:</b>	2,951
<b>Entry Location:</b>	Front entrance or through a common garage	<b>Total SqFt:</b>	2,951
<b>Lockoff:</b>	No	<b>List Price/SqFt:</b>	2,202.64
<b>Additional Rooms:</b>	Dining Area; Great Room; Loft; See Remarks	<b>Sq Ft Source:</b>	County/Gov't
<b>Furnished:</b>	Furnished	<b>Entry Level Primary Bed:</b>	Yes
<b>Stories:</b>	1	<b>Parking:</b>	Assigned; Heated Garage; See Remarks
		<b># of Garage Stalls:</b>	2
		<b># of Parking Spaces:</b>	2



#### ASSOCIATION/TAX INFORMATION

<b>Current Tax Amount:</b> \$20,426.59	<b>Association:</b> Yes \$15,545.82 Quarterly	<b>Transfer Tax %:</b> 1
<b>Current Tax Year:</b> 2025		<b>Transfer Fee:</b> 0

#### LAND AND SITE INFORMATION

<b>Lot Size Acres:</b> 0.05	<b>Zoning Code:</b> 1-PS	<b>Schedule #:</b> R052926
<b>Lot Size SqFt:</b> 2,265	<b>Ground Lease:</b> No	<b>Legal Parcel:</b> Yes
<b>Lot Size Source:</b> County/Gov't	<b>Parcel Number:</b> 2101-082-64-024	<b>Water Source:</b> District Water

**Legal Description:** Subdivision: VAIL GATEWAY PLAZA CONDOMINIUM Unit: R-8 787364 DEC 02-27-02 787365 MAP 02-27-02 788351 DEC 03-07-02 907875

**Remarks:** 12 Vail Road, Residence 8 is a rare Vail Village 4-bedroom plus loft penthouse offering an exceptional combination of space, privacy, and immediate access to everything the village has to offer. Located directly across from the Four Seasons, within the boutique Vail Gateway Plaza, this fully furnished four-bedroom plus loft residence is ideally suited for buyers seeking walk everywhere convenience, effortless ownership, and the ability to comfortably host guests without sacrificing privacy. Accessed via a private elevator shared with only one adjoining residence, the home connects directly to two heated, deeded garage parking spaces positioned immediately adjacent to the elevator for seamless arrival and departure in the heart of the village. Additional guest parking within the building further enhances day-to-day convenience. Multiple locked owner closets keep personal items securely in place, making lock-and-leave ownership especially easy. The residence offers an unusually generous floor plan for Vail Village, allowing it to live more like a private home than a typical condominium. The expansive great room features soaring ceilings, an open-concept layout, a stone gas fireplace, a generous dining area, and a kitchen with an island and a breakfast bar, ideal for entertaining or everyday relaxed living. A separate media and lounge room adds flexibility, while a striking loft with custom steel railing and ladder creates a unique hangout or overflow sleeping space. The home comfortably sleeps ten and has been recently refreshed. The design reflects an established European-influenced aesthetic with an emphasis on quality construction and natural materials. Whether enjoyed as is or thoughtfully updated over time, the enduring value lies in the scale, layout, privacy, parking, and irreplaceable Vail Village location, elements that are increasingly difficult to replicate.

[Click to View Virtual Tour](#)

#### LISTING DETAIL

<b>Interior Features:</b> Fireplace - Gas	<b>Location:</b> Bus Route; In Town; See Remarks
<b>Appliances Included:</b> Built-In Gas Oven; Dishwasher; Disposal; Microwave; Range; Range Hood; Refrigerator; Washer/Dryer	<b>Neighborhood Features:</b> Fishing; Near Public Transit; Trail(s)
<b>Association/HOA Fee Includes:</b> See Remarks	<b>Construction:</b> Frame
<b>HOA/Comm Amenities:</b> On Site Management	<b>Exterior:</b> Stone
<b>Floor Coverings:</b> Stone; Wood	<b>Foundation:</b> Poured in Place
<b>Utilities Available:</b> Cable Available; Electricity Available; Internet; Natural Gas Available; Phone Available; Sewer Available; Sewer Connected; Snow Removal; Trash; Water Available	<b>Roof:</b> , Shake
<b>Heating:</b> Natural Gas	<b>Property Access:</b> All Year
<b>Air Conditioning:</b> No	<b>View:</b> Mountain(s)
<b>Cooling:</b> None	<b>Geological Info:</b> None Known
<b>Laundry:</b> Electric Dryer Hookup; Washer Hookup	
<b>Water Source:</b> District Water	

#### LISTING INFORMATION

<b>Listing Date:</b> 02/06/2026	<b>Original List Price:</b> \$6,500,000	<b>Status Change Date:</b> 02/06/2026
	<b>Deed Restrictions:</b> No	
	<b>Possession:</b>	See Remarks
	<b>Rental Agreement:</b>	No
	<b>Short Term Rentals Permitted:</b>	Yes
	<b>Right of Refusal:</b>	No