



VAIL GOLF COURSE · VAIL, COLORADO · NEW CONSTRUCTION

MLS #1009009 · ACTIVE

Havenhaus

1489 Vail Valley Drive, Vail, CO 81657

\$13,500,000

\$3,291 / SF

BEDS	BATHS	SQ-FT	ACRES	BUILT	LEVELS	GARAGE
5	6	4,102	0.250	2026	2	2

PROPERTY

Duplex, two levels, with the primary suite on the main entry level. Furnishings negotiable

BATH DETAIL

2 full, 3 three-quarter, 1 half

ROOMS

Dining area; family room; game room; great room; utility room; wine room; mud room

INTERIOR FEATURES

Gas fireplace; multi-level; patio; spa/hot tub; vaulted ceilings

FINISH EXAMPLES

Crystal travertine, fluted albastrino travertine and honed New Calcutta marble counters; rift and rustic white oak flooring and wood ceilings; rift white oak slab and shaker cabinetry; limestone and stone veneer with a slab stone hearth; brass and gunmetal fixtures. Examples only, not a complete list

APPLIANCES

Two dishwashers; Wolf microwave drawer; Wolf range with 48-inch hood; two Sub-Zero refrigerators; refrigerator drawers in the coffee, tea and beverage bar; Sub-Zero beverage center; wine refrigerator

SYSTEMS

Gas-fired radiant floor heat; central air; heated driveway and patios; laundry in the primary closet plus a separate laundry room with two stacked washer and dryer sets

AIR CONDITIONING DETAILS

Central air serves the above-grade level. The below-grade lowest level is not air conditioned.

EXTERIOR & CONSTRUCTION

Frame construction; metal siding, stone and wood siding; metal roof; poured-in-place foundation; patio

SITE & ZONING

0.250 acres, Lot 9B, parcel 2101-092-01-017. Subdivision recorded; each side now assessed separately. Zoning 27-2FAM; district water; Vail Valley Block 3; all-year access

TAXES

Lot subdivided as construction completed; each side now assessed separately. County assessment 7/26/2026: assessed value \$563,380, mill levy 49.694. Estimated annual tax $\$563,380 \times 49.694 / 1,000 = \$28.0K$. Billed in arrears, so this is the proration basis; first separate bill issues 2027. No association; 1% transfer tax paid by buyer

LOCATION & VIEWS

Gore Range and White River National Forest views; bus route; golf course community; trails; pets allowed

SHORT-TERM RENTAL

Permitted

ARCHITECT KYLE WEBB, KH WEBB · INTERIORS KATY ALLEN · BUILDER MEXAMER

Newly completed and staged residence in the Vail Golf Course neighborhood, walking or biking distance to Vail Village with the free Town of Vail bus steps away and Golden Peak a few stops on. Floor-to-ceiling windows and sliding glass doors open to heated outdoor living with panoramic Gore Range and White River National Forest views. Entry-level primary suite, wine room, game room and heated private driveway. Certificate of occupancy 2/19/2026.

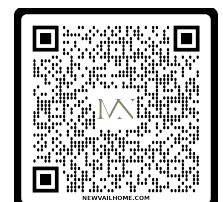
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DETAILS AND MEDIA



Acreage and parcel verified against live Eagle County Assessor records. The lot has been legally subdivided; each side carries its own parcel and assessment. MLS #1009009. Square footage and year built source: Builder. Information deemed reliable but not guaranteed.