

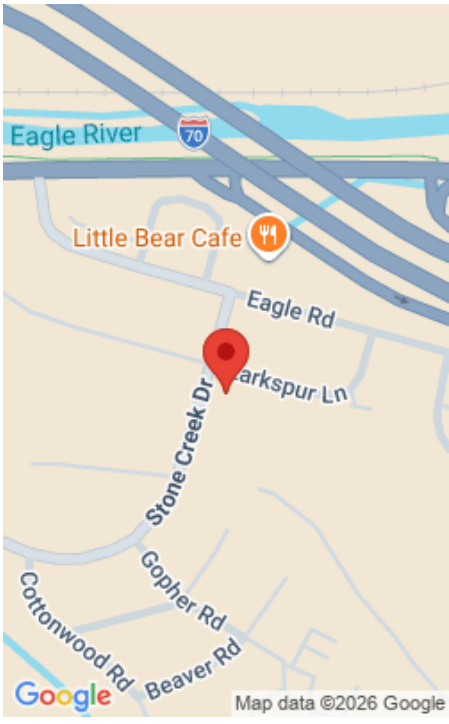
$2,475,000

## LARKSPUR 120 LANE, EAGLE-VAIL, CO, 81620

https://resortdevelopmentmarketing.com

- 4 beds
- 3 baths
- Duplex
- Residential
- Active

This four-bedroom home is designed for entertaining, with two distinct dining areas, two living rooms, expansive outdoor dining, a hot tub, and a level of whimsy, with secret rooms and hideaways that kids and parents will adore. Ideally located just behind the Hole 1 Putting Green, this home offers the perfect setting for year-round outdoor fun—from summer evening chipping contests to Nordic skiing in the winter. A new buyer can skip the crowds and get a morning workout with a short ski tour from your backyard to the base of Rose Bowl at Beaver Creek, then pick up the kids at Beavo and ski back home via Paulie's Plunge. The expansive primary suite features a large bedroom, a well-appointed and large closet, and a five-piece primary bath. Three bedrooms in the basement include a large bunkroom that allows the owner to host another family or two. A private driveway, spacious two-car garage, and ample outdoor space make the home feel like a single-family home. The home is well maintained, with a new roof installed in October 2025, an updated kitchen, a new hot tub, and new carpet in all bedrooms. Conveniently located within walking distance of the Eagle-Vail Pool, playgrounds, and tennis and pickleball courts, this home is centrally located in the neighborhood. The newest addition to the Eagle-Vail neighborhood, The Alpinist, is a community-centric coworking space featuring a coffee bar and a taproom open to the public, just down the road from 120 Larkspur Lane.



## Basics

**Category:** Residential

**Type:** Duplex

**Status:** Active

**Bedrooms: 4** beds

**Bathrooms: 3** baths

**Half baths: 1** half bath

**Floors: 2** floors

**Lot size: 0.03** sq ft

**Year built:** 1974, 1974

**Subdivision Name:** Timbergreen Th

**Agent Full Name:** Patrick Scanlan

**Bathrooms Full:** 3

**Lot Size Acres: 0.03** acres

**Zoning:** MF

**County:** Eagle

## Building Details

**Building Area Total: 2831** sq ft

**Construction Materials:** Frame, Stucco

**Heating:** Baseboard, Natural Gas

**Current Use:** None

**Stories:** 2

**Roof:** Asphalt

**Foundation Details:** Concrete Perimeter

**Floor covering:** Carpet, Tile, Wood

## Amenities & Features

**Laundry Features:** Gas Dryer Hookup

**Flooring:** Carpet, Tile, Wood

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Satellite, Sewer Connected, Trash, Water Available

**Association Amenities:** Pool, Tennis Court(s)

**Parking Features:** Attached Garage

**Fireplace Features:** Wood Burning

**Garage Spaces:** 2

**Appliances:** Dishwasher, Disposal, Microwave, Refrigerator, Washer/Dryer, Wine Cooler

**Interior Features:** Multi-Level, Patio, Vaulted Ceiling(s)

**Lot Features:** Golf Course

**Patio And Porch Features:** Deck, Patio

**Cooling:** Ceiling Fan(s), Ductless

**Amenities:** Pool, Tennis Court(s)



## Fees & Taxes

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Common Area Maintenance, Management, Snow Removal, Trash

## Miscellaneous

**Road Surface Type:** All Year

**Pets Allowed:** Yes

**Listing Terms:** Cash, New Loan

## Courtesy of

**List Office Name:** Slifer Smith & Frampton- Bachelor Gulch