



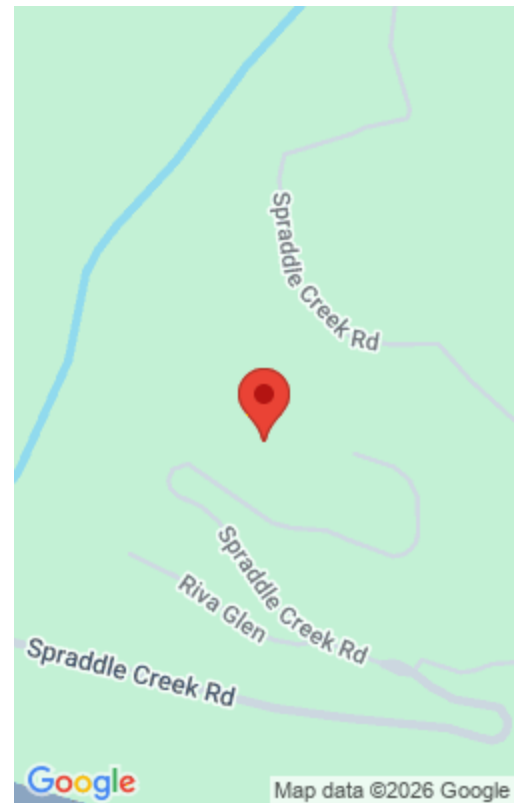
## SPRADDLE CREEK 1326 ROAD, VAIL, CO, 81657

<https://resortdevelopmentmarketing.com>

Situated on over 6 acres at the pinnacle of Spraddle Creek Estates, this extraordinary Vail residence captures unobstructed, panoramic views of Vail Mountain. Spanning more than 11,000 square feet, the custom-built home offers 7 bedrooms, 10 bathrooms, and exceptional wellness amenities, including an oxygenated primary suite and family room, a hyperbaric chamber, an infrared sauna, and gym. Designed for effortless indoor and outdoor living, the property features expansive terraces, a stunning pool, and generous gathering spaces that frame the surrounding mountains. Includes ski slope parking and club membership. This is truly one of Vail's most spectacular legacy properties.

**\$37,900,000**

- 7 beds
- 4 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Floors:** 2 floors

**Year built:** 2023, 2023

**Agent Full Name:** Ronald J Byrne

**Lot Size Acres:** 6.37 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 7 beds

**Half baths:** 1 half bath

**Lot size:** 6.37 sq ft

**Subdivision Name:** Spraddle Creek Estates

**Bathrooms Full:** 4

**Zoning:** Hillside Residential

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## Building Details

**Building Area Total:** 11260 sq ft

**Heating:** Natural Gas, Radiant Floor

**Roof:** Synthetic

**Floor covering:** Carpet, Stone, Wood

**Construction Materials:** Frame, Wood Siding

**Stories:** 2

**Foundation Details:** Poured in Place

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## Amenities & Features

**Laundry Features:** Gas Dryer Hookup, Washer Hookup

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

**Parking Features:** Attached Garage, Heated Driveway

**WaterSource:** Domestic Water Right

**Interior Features:** Elevator, Fireplace - Gas, Jetted Bath, Patio, Pool, Spa/Hot Tub, Vaulted Ceiling(s), Steam Shower

**Amenities:** On Site Management, Shuttle Service

**Flooring:** Carpet, Stone, Wood

**Association Amenities:** On Site Management, Shuttle Service

**Garage Spaces:** 8

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

**Cooling:** Zoned



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## Fees & Taxes

**Association Fee Frequency:**  
Quarterly

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

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

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## Courtesy of

**List Office Name:** Ron Byrne & Associates R.E.

