



**\$786,489**

## **109 ARROWLEAF AVE, GYPSUM, CO 81637, USA**

<https://resortdevelopmentmarketing.com>

Siena Lake is a brand new community of mountain modern single-family homes equipped with two-car garages, unfinished basements, air conditioning, an electric fireplace, a private yard, and separate decks for enjoying the refreshing Colorado air. Each residence has main floor primary suites for convenient single-level living; models also include the option for "solar ready+plus electric vehicle charger. Siena Lake is your gateway to the Rockies and just a short drive to Vail and Beaver Creek Ski Resorts. Anchored by a seven-acre scenic swimming lake, this incredible location offers a never-ending supply of natural beauty and four seasons of outdoor activity – including world-class skiing, hiking, fishing, mountain biking, and more. Siena Lake is designed to provide community and convenient on-site enjoyment for residents. Experience all of Siena Lake through the various on-site outdoor activities, including indoor/outdoor swimming, walking trails, clubhouse access, gardens, dog parks, and more. Spruce Model – 1,644 Sq Ft, 3 bedroom 2.5 bath, upstairs office/flex room, stainless steel appliances, quartz countertops, master walk-in closet, ground floor porch, one terrace, and second-floor deck. Open main floor living plan with cathedral ceilings, electric fireplace, unfinished basement, and a two-car garage with two outdoor parking spaces.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active



**Vit Blanar**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Floors:** 2 floors

**Year built:** 2023, 2023

**Agent Full Name:** Vit Blanar

**Lot Size Acres:** 0.11 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size:** 0.11 sq ft

**Subdivision Name:** Siena Lake

**Bathrooms Full:** 1

**Zoning:** RES

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## Building Details

**Building Area Total:** 2466 sq ft

**Heating:** Forced Air, Natural Gas

**Roof:** Metal

**Floor covering:** Vinyl

**Parking:** 2

**Construction Materials:** Frame, Other

**Stories:** 2

**Foundation Details:** Poured in Place

**Basement:** Unfinished

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## Amenities & Features

**Laundry Features:** See Remarks

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

**Fireplace Features:** Electric

**WaterSource:** Public

**Interior Features:** Fireplace - Electric, Multi-Level

**Flooring:** Vinyl

**Parking Features:** Deeded, Garage

**Garage Spaces:** 2

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Washer, Washer/Dryer

**Cooling:** Ceiling Fan(s), Central Air



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## Fees & Taxes

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Common Area Maintenance,  
Management

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:**  
None

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK, Number  
Limit

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## Courtesy of

**List Office Name:** Vail Land Company LLC

