



**\$2,850,000**

## **MATTERHORN 1546 CIRCLE, VAIL, CO, 81657**

<https://resortdevelopmentmarketing.com>

Beautifully remodeled throughout, this Vail retreat blends clean lines, luxurious finishes, and refreshing mountain charm in one of Matterhorn Circle's most coveted enclaves, Hobbit Hill. Spanning three levels, the home efficiently offers two spacious living rooms, four bedrooms and three bathrooms. With a complete re-design of the kitchen and dining areas; new high-end appliances, custom cabinetry, and lighting allow you to entertain guests in style, or cozy up in front of the wood-burning fireplace for a restful night in. Just off the main living room, a deck provides a tranquil space for outdoor dining and relaxation, complete with private hot tub for soaking under the mountain skies. Perfectly situated near the Town of Vail bus, Gore Creek, and Donovan Park, the residence provides a seamless connection to Vail's world-class skiing, dining, and entertainment. A one-car garage, additional guest parking, and the serenity of this rarely available neighborhood make this an exceptional Vail getaway.

- 4 beds
- 1 bath
- Duplex
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 1 bath

**Floors:** 3 floors

**Year built:** 1984, 1984

**Agent Full Name:** Heather C McInerny

**Lot Size Acres:** 0.15 acres

**County:** Eagle

**Type:** Duplex

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Lot size:** 0.15 sq ft

**Subdivision Name:** Hobbit Hill

**Bathrooms Full:** 1

**Zoning:** Residential Cluster

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## Building Details

**Building Area Total:** 2081 sq ft

**Heating:** Electric, Forced Air

**Roof:** Metal

**Levels:** Three Or More

**Construction Materials:** Frame, Stone, Stucco

**Stories:** 3

**Foundation Details:** Poured in Place

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

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## Amenities & Features

**Laundry Features:** Washer Hookup

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

**Fireplace Features:** Wood Burning

**WaterSource:** District Water

**Interior Features:** Multi-Level, Spa/Hot Tub, Vaulted Ceiling(s), Wired for Cable

**Patio And Porch Features:** Deck

**Flooring:** Carpet, Simulated Wood, Tile

**Parking Features:** Attached Garage, Surface

**Garage Spaces:** 1

**Appliances:** Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Washer/Dryer

**Lot Features:** Near Public Transit

**Cooling:** Ceiling Fan(s)



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## Fees & Taxes

**Association Fee Frequency:**  
Annually

**Association Fee Includes:** Management, Snow  
Removal, See Remarks

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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** 1031 Exchange, Cash, New Loan

**Pets Allowed:** Cats OK, Dogs OK

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton- 230 Bridge Street

