



**\$2,295,000**

## **CORTINA 2653 LANE, VAIL, CO, 81657**

<https://resortdevelopmentmarketing.com>

Discover the enchanting allure of this European-style, traditional Vail duplex. Bordering the national forest, the home is set on a generous 0.3 acre lot offering both privacy and unobstructed views from every window. The first level features a spacious studio suite with a separate entrance to the sunny main deck. The main level of the home is an open concept living area with a cozy fire place and Euro Modern kitchen which receives ample sunshine with picturesque views across the valley. Step outside to your own alpine mountain paradise, onto one of two outdoor living areas where the lush landscape provides a serene backdrop for outdoor gatherings and relaxation. Upper Cortina Lane, is ideally located to enjoy the magic of Vail, just steps from the Davos and North Trailhead for hiking and mountain biking. Access to the slopes is very easy with a three-minute drive to the Chamonix bus stop where parking is free. This stop serves the West Vail Green, Red and Express bus routes making for quick and efficient access to both Vail and Lionshead ski villages. This charming quiet street has a mix of private vacation homes and duplexes with several full-time residents. To further secure your investment current zoning allows for a 4,000 sq ft home on this lot. This is a unique opportunity for owning property in Vail, to enjoy now and possibly expand in the future. Offered furnished and ready for your enjoyment.

- 3 beds
- 2 baths
- Duplex
- Residential
- Active



**Page E Slevin**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Year built:** 1985, 1985

**Agent Full Name:** Page E Slevin

**Lot Size Acres:** 0.3 acres

**County:** Eagle

**Type:** Duplex

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size:** 0.3 sq ft

**Subdivision Name:** Feola-eklund Duplex

**Bathrooms Full:** 2

**Zoning:** 9-PS

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## Building Details

**Building Area Total:** 1982 sq ft

**Sewer:** Other

**Current Use:** Other

**Roof:** Metal

**Levels:** Multi/Split

**Parking:** 5

**Construction Materials:** Frame, Stucco, Wood Siding

**Heating:** Baseboard, Natural Gas, Radiant Floor

**Stories:** 4

**Foundation Details:** Poured in Place

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

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## Amenities & Features



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

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

**Fireplace Features:** Wood Burning

**WaterSource:** District Water, Public

**Interior Features:** Multi-Level, Patio, Wired for Cable, Balcony

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

**Flooring:** Carpet, Tile, Wood

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

**Garage Spaces:** 2

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

**Lot Features:** See Remarks

**Cooling:** None

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## Miscellaneous

**Road Surface Type:** All Year

**Special Listing Conditions:** None

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

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

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## Courtesy of

**List Office Name:** Berkshire Hathaway - Beaver Creek Lodge

