



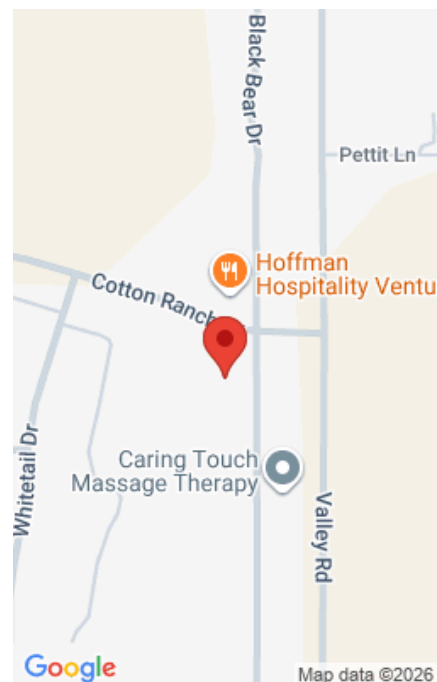
**\$1,479,000**

## **BLACK BEAR DRIVE 270, GYPSUM, CO, 81637**

<https://resortdevelopmentmarketing.com>

Experience the pinnacle of Colorado living in this stunning 6-bedroom, 5-bathroom custom home nestled in the exclusive Cotton Ranch community. Perfectly positioned along the 6th fairway and green of the Gypsum Creek Golf Course, this residence captures breathtaking mountain vistas and showcases extraordinary architectural design. A grand entryway welcomes you into soaring vaulted ceilings accented with exquisite beam work. Two impressive fireplaces—one in the living room and another in the dining area—create a warm, inviting ambiance. The spacious, light-filled interiors are thoughtfully designed for both everyday comfort and sophisticated entertaining. The main-level primary suite offers peaceful golf course views and an abundance of natural light, while the gourmet kitchen and elegant formal dining room set the stage for memorable gatherings. Newly painted interiors, generous storage throughout, and a large three-car garage combine beauty with practicality. Modern efficiency meets mountain luxury with two top-of-the-line furnaces, dual oversized water heaters, and a whole-home solar system—ensuring comfort and sustainability year-round. Experience golf course living at its finest including short walking distance to the clubhouse and fabulous restaurant, tennis and pickleball courts, and the club pool. Short proximity to some of the best hiking, biking, and fishing in the entire valley offers the mountain lifestyle you've always dreamed of! With remarkable craftsmanship, stunning views from every room, and a perfect blend of style and function, this home truly defines luxurious mountain living.

- 6 beds
- 5 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 5 baths

**Floors:** 1 floor

**Year built:** 1999, 1999

**Agent Full Name:** Schlosser & Sanchez Group

**Lot Size Acres:** 0.39 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 6 beds

**Half baths:** 0 half baths

**Lot size:** 0.39 sq ft

**Subdivision Name:** Cotton Ranch 1

**Bathrooms Full:** 5

**Zoning:** Residential

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## Building Details

**Building Area Total:** 4326 sq ft

**Heating:** Forced Air

**Roof:** Asphalt

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

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

**Stories:** 1

**Foundation Details:** Poured in Place

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## Amenities & Features

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

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

**Fireplace Features:** Gas

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

**Lot Features:** Golf Course

**Flooring:** Carpet, Stone, Wood

**Parking Features:** Attached Garage, Outdoor

**Garage Spaces:** 3

**Interior Features:** Fireplace - Gas, Jetted Bath, Multi-Level, Vaulted Ceiling(s), Balcony

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



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## Fees & Taxes

**Association Fee Frequency:** Annually

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## Courtesy of

**List Office Name:** Coldwell Banker Distinctive Properties

