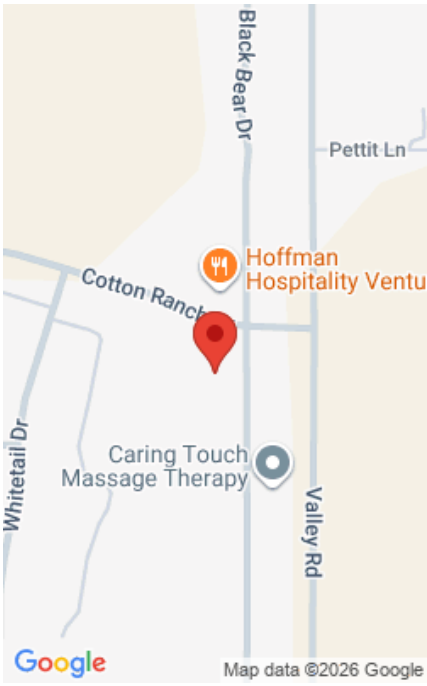


$1,479,000

BLACK BEAR DRIVE 270, GYPSUM, CO, 81637

https://resortdevelopmentmarketing.com

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



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.

Basics

Category: Residential

Type: Single Family Residence

Status: Active

Bedrooms: 6 beds

Bathrooms: 5 baths

Half baths: 0 half baths

Floors: 1 floor

Lot size: 0.39 sq ft

Year built: 1999, 1999

Subdivision Name: Cotton Ranch 1

Agent Full Name: Schlosser & Sanchez Group

Bathrooms Full: 5

Lot Size Acres: 0.39 acres

Zoning: Residential

County: Eagle

Building Details

Building Area Total: 4326 sq ft

Construction Materials: Frame, Stone, Stucco

Heating: Forced Air

Stories: 1

Roof: Asphalt

Foundation Details: Poured in Place

Floor covering: Carpet, Stone, Wood

Amenities & Features

Laundry Features: Electric Dryer Hookup, Washer Hookup

Flooring: Carpet, Stone, Wood

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

Parking Features: Attached Garage, Outdoor

Fireplace Features: Gas

Garage Spaces: 3

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

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

Lot Features: Golf Course

Cooling: Ceiling Fan(s), Central Air

Fees & Taxes

Association Fee Frequency: Annually

Courtesy of

List Office Name: Coldwell Banker Distinctive Properties