



\$1,539,000

BLACK BEAR 310, GYPSUM, CO, 81637

<https://resortdevelopmentmarketing.com>

Ready to move and motivated! Now this is golf course living! This custom built 5-bedroom/3.5 bath home overlooking the 6th fairway of the Gypsum Creek Golf Course has so much to offer. The main level has everything you need including the spacious primary bedroom with well-appointed bathroom including an oversized walk-in shower. The open concept living room, dining and kitchen are finished with knotty alder floors and cabinets, quartz countertops, stainless steel appliances, wet bar and gas fireplace. Step outside from the main level onto the covered deck and take in the expansive views of the mountains and green of the golf course. Head downstairs to the walkout basement to find a large room with wet bar/kitchenette perfect for entertaining along with 2 more bedrooms and bathroom. The walkout patio also offers great views with option for a hot tub. Other features included are an oversized heated 2 car garage along with a long 3rd bay for additional parking and workshop. Forced air heating with steam humidification and zoned A/C.

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



Eugene Slaughter



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Floors: 2 floors

Year built: 2020, 2020

Agent Full Name: Eugene Slaughter

Lot Size Acres: 0.37 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size: 0.37 sq ft

Subdivision Name: Cotton Ranch 1

Bathrooms Full: 1

Zoning: Residential

Building Details

Building Area Total: 3690 sq ft

Sewer: None

Stories: 2

Foundation Details: Poured in Place

Floor covering: Carpet, Simulated Wood, Tile, Wood

Parking: 6

Construction Materials: Frame, Stone, Wood Siding

Heating: Forced Air, Natural Gas

Roof: Asphalt

Levels: Two

Basement: Finished

Amenities & Features



Laundry Features: See Remarks

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

Fireplace Features: Gas

WaterSource: Public

Interior Features: Fireplace - Gas, Multi-Level, Patio, Vaulted Ceiling(s)

Cooling: Central Air

Flooring: Carpet, Simulated Wood, Tile, Wood

Parking Features: Attached Garage, Heated Garage, Surface

Garage Spaces: 3

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

Patio And Porch Features: Deck, Patio

Fees & Taxes

Association Fee Frequency: Annually

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Courtesy of

List Office Name: Berkshire Hathaway - Gypsum

