

$5,995,000

- 5 beds
- 5 baths
- Duplex
- Residential
- Active

KATSOS RANCH 3235 ROAD, VAIL, CO, 81657

https://resortdevelopmentmarketing.com

Experience luxurious mountain living in this beautifully crafted, newer build just minutes from the heart of Vail. Spanning three thoughtfully designed levels, this five-bedroom home blends comfort, style, and functionality—ideal for everyday living and effortless entertaining. The upper level serves as a private retreat, featuring three bedrooms including a stunning primary suite with a spa-inspired bathroom, two generous walk-in closets, and a dedicated home gym. On the main level, an open-concept layout unites the gourmet kitchen, dining area, and living room, creating a bright, inviting space perfect for gatherings or quiet evenings by the fire. An oversized mudroom off the attached garage provides convenient storage tailored to Vail's active, outdoor lifestyle. The lower level offers added flexibility with two additional bedrooms, a full bath, and a spacious family room—ideal for a media lounge, game area, or guest suite. Framed by mountain views and surrounded by natural beauty, this home is designed for year-round enjoyment. Ownership includes a full Arrabelle Club Membership—bypass the waitlist and enjoy immediate access to exclusive Club amenities, including valet parking at the ski-in/ski-out Arrabelle in Vail.





Tyra Rudrud

Basics

Category: Residential

Type: Duplex

Status: Active

Bedrooms: 5 beds

Bathrooms: 5 baths

Half baths: 1 half bath

Floors: 3 floors

Lot size: 0.26 sq ft

Year built: 2016, 2016

Subdivision Name: Vail Village 12

Agent Full Name: Tyra Rudrud

Bathrooms Full: 5

Lot Size Acres: 0.26 acres

Zoning: Duplex

County: Eagle

Building Details

Building Area Total: 4162 sq ft

Construction Materials: Frame, Cement Siding, Stone, Stucco

Heating: Forced Air

Stories: 3

Roof: Metal

Foundation Details: Poured in Place

Levels: Multi/Split

Floor covering: Carpet, Stone, Wood

Basement: Finished

Parking: 4

Amenities & Features

Laundry Features: Gas Dryer Hookup, Washer Hookup, See Remarks

Flooring: Carpet, Stone, Wood

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

Parking Features: Attached Garage

Fireplace Features: Gas

Garage Spaces: 2

WaterSource: Public

Appliances: Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Refrigerator, Washer/Dryer, Wine Cooler

Interior Features: Fireplace - Gas, Jetted Bath, Steam Shower

Lot Features: Near Public Transit

Patio And Porch Features: Deck, Patio

Cooling: Central Air

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Courtesy of

List Office Name: Engel and Volkers