



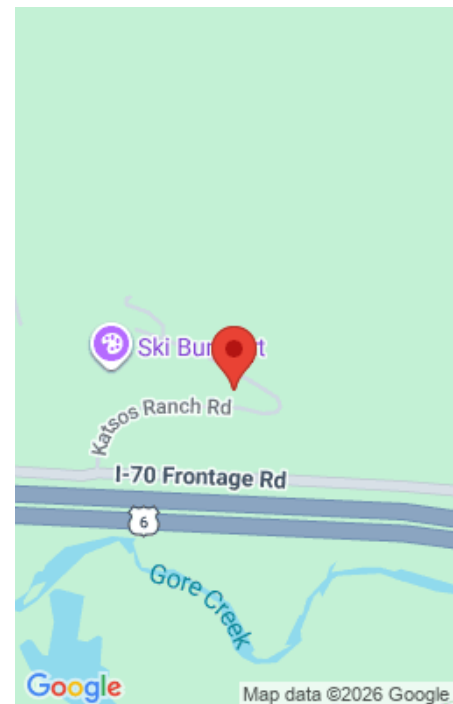
\$5,995,000

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.

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



Tyra Rudrud



Basics

Category: Residential

Status: Active

Bathrooms: 5 baths

Floors: 3 floors

Year built: 2016, 2016

Agent Full Name: Tyra Rudrud

Lot Size Acres: 0.26 acres

County: Eagle

Type: Duplex

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size: 0.26 sq ft

Subdivision Name: Vail Village 12

Bathrooms Full: 5

Zoning: Duplex

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

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

Fireplace Features: Gas

WaterSource: Public

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

Patio And Porch Features: Deck, Patio

Flooring: Carpet, Stone, Wood

Parking Features: Attached Garage

Garage Spaces: 2

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

Lot Features: Near Public Transit

Cooling: Central Air

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Courtesy of

List Office Name: Engel and Volkers

