



**\$3,695,000**

## **SPRUCE 4240 WAY, VAIL, CO, 81657**

<https://resortdevelopmentmarketing.com>

One of the most unique homesites in all of Vail, with a natural water feature running through the property. Expansive outdoor spaces feature a new deck, covered patio, fire pit area, and a beautifully landscaped and manicured backyard. Located on the quiet Spruce Way with sunny, southern exposure, enjoy proximity to the bus stop and just minutes to town for skiing and all that the village has to offer. This turnkey single-family home boasts five bedrooms, perfect for vacationing or full-time residency. Main level has an open floorplan with adjoining great room, kitchen and dining room with a nearby built-in climate-controlled wine cave and access to the upper level deck with an electric awning for sun coverage if necessary. The expansive master suite features vaulted ceilings, a deck, a large walk-in closet with laundry facilities, a double-sided fireplace, and an oversized bathroom with a jacuzzi tub and steam shower. The upper level includes three additional guest rooms. For overflow entertaining or relaxing, there is a family room on the lower level with a wet bar and access to the outdoors, a second laundry, as well as one additional bedroom with an en-suite bathroom. Recently installed water shut-off system. 2-car garage, sold furnished.

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



**Catherine Jones Coburn**



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Floors:** 3 floors

**Year built:** 1993, 1993

**Agent Full Name:** Catherine Jones Coburn

**Lot Size Acres:** 0.14 acres

**County:** Eagle

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Half baths:** 1 half bath

**Lot size:** 0.14 sq ft

**Subdivision Name:** Village On Bighorn Creek 3

**Bathrooms Full:** 2

**Zoning:** Single-Family

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## Building Details

**Building Area Total:** 3529 sq ft

**Heating:** Baseboard, Natural Gas, Radiant Floor

**Roof:** Asphalt

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

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

**Stories:** 3

**Foundation Details:** Poured in Place

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## Amenities & Features

**Laundry Features:** See Remarks

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

**Waterfront Features:** Creek

**WaterSource:** Public

**Interior Features:** Fireplace - Gas, Multi-Level, Patio, Vaulted Ceiling(s), Wired for Cable, Balcony, Steam Shower

**Patio And Porch Features:** Deck, Patio

**Flooring:** Carpet, Stone, Tile, Wood, Epoxy

**Parking Features:** Heated Garage, Surface

**Garage Spaces:** 2

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

**Lot Features:** Near Public Transit

**Cooling:** Ceiling Fan(s)



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## Miscellaneous

**Road Surface Type:** All Year

**Listing Terms:** Cash

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton- Bachelor Gulch

