



\$1,375,000

BLACK BEAR 6 DRIVE, GYPSUM, CO, 81637

<https://resortdevelopmentmarketing.com>

Discover modern comfort and style in this newly constructed 5-bedroom, 4-bath home perfectly positioned to overlook a picturesque golf course and serene pond. Step through the inviting entryway into a spacious great room featuring a cozy fireplace and abundant natural light. The main level office is just inside the entry. Designed for both everyday living and entertaining, the open floor plan showcases a well-appointed kitchen with stainless steel appliances, quartz countertops, a generous island, a pantry and direct access to a small deck, ideal for having your morning coffee or gazing at the sunset. Three levels provide exceptional privacy and flexibility. The upper level features three spacious bedrooms, each with its own walk-in closet. The finished lower level expands your living space with a large family room plus two additional bedrooms perfect for guests, multigenerational living, or an entertaining retreat. Comfort is elevated with central air conditioning and a tankless water heater for energy-efficient living. An oversized 2-car garage offers ample room for vehicles, storage, and hobby space. The entry from the garage offers a well organized mud room. With abundant storage throughout and thoughtful design at every turn, this home blends elegance, functionality, and scenic surroundings in a truly exceptional setting close to Gypsum's Rec center, library, airport and many other amenities.

- 5 beds
- 1 bath
- Duplex
- Residential
- Active



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Floors: 3 floors

Year built: 2022, 2022

Agent Full Name: Laurie Slaughter

Lot Size Acres: 0.2 acres

County: Eagle

Type: Duplex

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size: 0.2 sq ft

Subdivision Name: Cotton Ranch 2

Bathrooms Full: 1

Zoning: PUD

Building Details

Building Area Total: 3255 sq ft

Heating: Forced Air, Natural Gas, See Remarks

Roof: Asphalt

Levels: Three Or More

Basement: Finished

Construction Materials: Frame, Stone, Stucco, Wood Siding

Stories: 3

Foundation Details: Poured in Place

Floor covering: Carpet, Simulated Wood, Tile

Parking: 4

Amenities & Features



Laundry Features: Electric Dryer Hookup, Washer Hookup

Utilities: Electricity Available, Phone Available, Sewer Connected, Trash, Water Available

Parking Features: Attached Garage, See Remarks

Fireplace Features: Gas

WaterSource: Public

Interior Features: Fireplace - Gas, Multi-Level, Balcony

Patio And Porch Features: Deck

Amenities: Clubhouse, See Remarks, Tennis Court(s)

Flooring: Carpet, Simulated Wood, Tile

Association Amenities: Clubhouse, Tennis Court(s), See Remarks

Waterfront Features: See Remarks

Garage Spaces: 2

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

Lot Features: City Lot

Cooling: Ceiling Fan(s), Central Air, Gas

Fees & Taxes

Association Fee Frequency: Annually

Association Fee Includes: Management

Miscellaneous

Road Surface Type: All Year

Pets Allowed: Yes

Special Listing Conditions: None

Courtesy of

List Office Name: Berkshire Hathaway - Gypsum

