

PROPERTY HIGHLIGHTS

- Newly built live/work residence designed for flexibility and income potential
- Versatile 3-bedroom layout with separate lock-off capability
- Expansive upper-level living with vaulted ceilings and floor-to-ceiling windows
- Sweeping valley and mountain views with automated, app-controlled blinds
- Designer kitchen with premium finishes and generous prep and entertaining space
- In-floor radiant heat throughout—including the garage
- Enhanced construction with added insulation and soundproofing between levels
- Fully equipped lower level with private entrance, kitchenette, and full bath
- Ideal for rental income, guest suite, office, or studio use
- Oversized, heated garage with professional epoxy flooring
- Four dedicated exterior parking spaces (three directly in front of the unit)
- Offered fully furnished with curated, high-end pieces for a true turnkey experience

OWNERSHIP SNAPSHOT

MONTHLY AVERAGES & UTILITY EFFICIENCY

Despite the home's size, dual living capability, and consistent occupancy, utility costs remain impressively low—reflecting the efficiency of its construction and systems.

Based on a 12-month average with both levels occupied:

- Water: \$104.82/month
- Gas: \$58.42/month
- Electric: \$101.29/month

A rare combination of scale, flexibility, and operating efficiency.

HOA OVERVIEW

- Approx. \$475/month
- Covers: Master insurance, snow removal, and common area maintenance



PROPERTY OVERVIEW

Welcome to a thoughtfully designed live/work residence that seamlessly combines modern design, high-end construction, and exceptional flexibility.

The upper level serves as the main living space, where soaring ceilings and floor-to-ceiling windows create a bright, open environment framed by stunning valley and mountain views. Automated blinds allow for effortless control of light and privacy, whether enjoying the sunrise or winding down in the evening.

The kitchen is both functional and refined, offering generous counter space and premium finishes—ideal for everyday living and entertaining. This level also includes two well-appointed bedrooms, a full bathroom, a half bath, and a conveniently located laundry area.

The lower level expands the home's versatility with a fully adaptable space featuring a non-conforming third bedroom, full bathroom, second laundry area, and a kitchenette. With a separate entrance and lock-off capability, this level can operate independently—perfect for guests, a private workspace, or additional income potential.

Built with performance in mind, the home features in-floor radiant heat throughout—including the garage—along with enhanced insulation and soundproofing for year-round comfort.

The oversized, heated garage with epoxy flooring and four dedicated exterior parking spaces—three located directly in front of the unit—add a level of convenience rarely found in similar properties.

Offered fully furnished with thoughtfully selected, high-end pieces, this residence is truly turnkey—ideal as a primary home, investment property, or flexible live/work retreat.

INCOME & FLEXIBILITY

- This property offers a unique opportunity to generate income while
- maintaining personal use flexibility thanks to its lock-off design.

RENTAL HISTORY

- Jan–Oct: Approx. \$10,000/month (combined upper + lower levels)
- Nov–Mar (Upper Level): \$6,000–\$7,000/month (30+ day rentals)
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KEY ADVANTAGES

- Ability to rent upper and lower levels separately
- Strong demand for both long-term and seasonal rentals
- Ideal setup for "live upstairs / rent downstairs" strategy
- Fully furnished offering allows for immediate rental readiness