



# MOUNTAIN MODERN MASTERPIECE ON GORE CREEK

223 BEAVER DAM ROAD, VAIL VILLAGE

\$11,950,000

4 BEDS | 6 BATHS | 3,956 SF

**Outside your front door, a short stroll reveals world-class amenities, shopping, dining and entertainment, as well as near-immediate access to the ski lifts at the base of Vail Mountain. Outside your back door, discover private access to the sparkling Gore Creek, an expansive outdoor living space and the natural surroundings of a scenic Colorado escape. In between, live amongst flawless new construction and impeccable design — a modern masterpiece with rustic mountain overtones and an intricate attention to detail.**

223 Beaver Dam Road is perfectly situated in one of the valley's most exclusive neighborhoods, minutes from Vail Village on a quiet residential road, surrounded by alpine splendor and natural beauty. A four-season mountain paradise, the property directly overlooks the picturesque Gore Creek, which provides a spectacle of animation in the summer and unflustered tranquility in the winter.

This stylish four-bedroom, 3,956 square-foot half duplex is newly built with every contemporary luxury in mind. The modern design brings a fresh approach to mountain living from moment you pass through the pivoting front door over seamless flagstone that blends the indoor and outdoor environments. On the top level, guests are immediately greeted with the option of a dual-entry elevator, which accesses all three levels of the home. Adjacent to the front entrance, an aluminum-glass garage door is both dapper and functional, invigorating this often-dim part of the house with an abundance of natural light.

The first of three guests suites is situated on the top level and enjoys a large, private balcony with inspiring views of Gore Creek and surrounding aspen-covered mountains. All four bedrooms feature walk-in closets and en-suite bathrooms.

A floating, open-tread walnut staircase entices visitors down into the main living area, which is similarly perched above Gore Creek and visually invites outdoor

surroundings into the home through expansive floor-to-ceiling windows. An open floor plan merges the kitchen with the great room, encouraging interaction and a family atmosphere. The hand-stacked sandstone fireplace serves as the room's centerpiece, a modern take on a mountain classic, while, underfoot, the wide-plank walnut flooring provides a durable yet elegant surface.

Creative custom lighting is a distinctive element throughout the home. From the great room and kitchen, to the bedrooms and bathrooms, backlit lighting is concealed within slender nooks and crannies to provide bright, nonabrasive lighting solutions that are soothing and distinctive.

The kitchen features Miele appliances and stark white granite countertops that pair beautifully with snowy surroundings in wintertime. Rift-cut walnut cabinetry features an effortless push-pull opening system and contributes to the modern aesthetic of the room.

223BeaverDamVail.com

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