



A BALANCE BETWEEN PRIVACY & PROXIMITY



1250 WESTHAVEN CIRCLE, VAIL

\$11,250,000

6 beds | 8 baths | 6,321 sq. ft. | .624 acres

2017 Taxes: \$26,902

Sitting at the base of Vail Mountain just west of Lionshead Village lies a quiet ski-in / ski-out resort village, Cascade Village, that sits along picturesque Gore Creek. This residence is a quick five minutes from Vail Village on the bike path or free shuttle and the Cascade Chair lift where you can get whooshed up to world class skiing on Vail Mountain. Remodeled in 2005 as well as an extensive remodel down to the studs in 2015-2016.

This sprawling single-family home spans 1.23 acres / 6,321 square feet and includes 6 bedrooms, 6 full baths, 2 half baths and a 3-car garage, spread out on 4 levels to provide the ultimate in comfort and privacy. Upon entering, the first impression is one of warmth. Huge wooden beams, a massive stone fireplace and large windows invite you and your guests to relax and enjoy the mountains. Choose between the central staircase or elevator and ascend to the upper level living spaces, filled with light from the huge panoramic windows. This open floor plan

includes a spacious living room centered around a large wood burning fireplace, a walk-in wine room, an open dining room, luxurious gourmet kitchen with eat-in dining area where you can spill out to the stone patio to take in the mountain views.

The home's most unique characteristic is the back yard; your enviable outdoor oasis. Sit back and enjoy a spectacular waterfall feature that seems so natural it looks native to the property. Submerged lighting creates a warm and soothing glow, drawing attention to the feature during the gorgeous mountain sunsets. Cross over the wooden bridge to your hot tub or meander up the waterfall's stepped walls of stone to the upper perch and enjoy surrounding mountain views. The pinnacle of outdoor luxury living is having the ultimate gathering spot where friends and family can enjoy a delicious meal and catch upon the day's adventures. Enjoy the Rocky Mountain afternoons and evenings entertaining with a full backyard kitchen, adjacent dining area under a shade setting pergola and enormous fire place to warm yourself as the sun goes down.



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