



## 1130 JUNE CREEK ROAD, EDWARDS

**\$2,150,000**

5 beds | 5.5 baths | 4,799 sq. ft.

2018 Taxes: \$8,132 | Yearly HOA Fee: \$150

A timeless 5 bedroom / 5.5 bathroom / 4,799 sf contemporary residence in the heart of the valley sets the stage for mountain modern living. Enjoy panoramic, south-facing mountain views of Arrowhead ski runs in the distance. Built in 2002 by former homeowner / architect, Trey Warren, you will enjoy privacy at the end of the cul-de-sac with plenty of room to enjoy the outdoors. This includes the additional 1 bedroom / 1 bathroom lock-off above the garage that has a fabulous up valley view which can be seen through an all glass wall in the living room and from the elevated deck.

Upon entering one realizes this is a spacious and practical open floor plan that provides endless opportunities for entertaining. A blank canvas ready to personalize with ample space for a growing art collection. The double-sided gas fireplace that is central to the living room, along with the sleek modern kitchen and large dining room all forged with walls of glass for picturesque mountain views provide optimal

spaces for entertaining guests. The expansive chef's kitchen is centered around the full-length island which is equipped with a Wolf cooking range so that the cook can remain social with all their guests at the countertop. The dining room's floor-to-ceiling windows are perfectly situated across from Arrowhead offer stunning views of the ski runs.

An open plan floating staircase allows even more light to flood through the 3-story home. Ascend to the master suite that sits directly over the dining room. You will find sweeping views of the mountains while you cozy up to the fireplace. Two additional bedroom suites adorn the top level where each one feels like its own peaceful retreat.

On the lower level is a sizeable media room streaming with sunlight and a wall of windows, which is great for relaxing après, watching the game and entertaining. The adjoining bedroom suite makes the lower level into a guest's dream retreat.

Especially important in the oversize three-car garage that allows for plenty of mountain gear storage.



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