

\$7,499,000 - 99 Boulder Circle, Breckenridge

MLS® #S1044271

\$7,499,000

5 Bedroom, 8.00 Bathroom, 6,070 sqft

Residential on 0.38 Acres

BOULDER RIDGE SUB, Breckenridge, CO

Move-in ready and priced below recent appraisal, this brand-new luxury residence offers exceptional value in one of Colorado's most prestigious ski resort settings. Located in an exclusive, ski-access community, the home showcases award-winning craftsmanship and design by New West Partners' honored with "Best in Show" in the 2023 Parade of Homes. Designed for modern mountain living, this 5-bedroom, 8-bathroom home blends timeless alpine elegance with superior functionality. The chef's kitchen is a true entertainer's dream, featuring an induction cooktop, double ovens, dual dishwashers, built-in refrigeration, a wine bar, and wine cooling drawer. A retractable glass wall opens the great room to a heated outdoor lounge with a gas fire pit, offering a seamless indoor-outdoor experience and breathtaking views of Breckenridge's iconic Peak 8. Two heated rooftop decks further elevate outdoor living, with optional outdoor kitchen packages available for the main-level deck. Wellness and indulgence converge in the private spa and fitness studio, which includes both steam and dry saunas. The upper-level family room is fully equipped for entertaining, with a 90" HD theater display, shuffleboard, wet bar, beverage center, and rooftop hot tub. Every detail has been thoughtfully executed, from advanced building systems' radiant floor heating, energy recovery ventilation, upgraded insulation, and an NFPA-compliant fire



suppression system”to smart home features like Lutron lighting controls and motorized solar shades. A 3-stop elevator and a showcase trophy garage add to the home’s convenience and luxury. Professionally curated by ColorView Design, this fully furnished and artfully appointed home is turnkey and ready to enjoy. A rare opportunity to own a bespoke mountain retreat”new, impeccably crafted, and available to enjoy”

Built in 2021

Essential Information

MLS® #	S1044271
Price	\$7,499,000
Bedrooms	5
Bathrooms	8.00
Full Baths	2
Half Baths	2
Square Footage	6,070
Acres	0.38
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	99 Boulder Circle
Area	Breckenridge
Subdivision	BOULDER RIDGE SUB
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Trash Collection, Water Available, Cable Available, Sewer Connected
Parking	Garage, Parking Pad, Three or more Spaces
View	Mountain(s), Ski Area, Trees/Woods

Interior

Interior	Carpet, Concrete, Tile, Wood
Interior Features	Elevator, Fireplace, Sauna, Cable TV, Vaulted Ceiling(s), Utility Room
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Wine Cooler, Some Electric Appliances, Dryer, Washer
Heating	Natural Gas, Radiant
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes
Basement	Finished

Exterior

Exterior	Wood Frame
Lot Description	City Lot, Near Ski Area, Near Public Transit
Roof	Asphalt, Metal
Construction	Wood Frame
Foundation	Poured

Additional Information

Date Listed	August 29th, 2023
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Listing Details

Listing Office	Breckenridge Associates R.E.
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