

# \$2,275,000 - 1226 Forest Hills Drive, Breckenridge

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MLS® #S1048675

**\$2,275,000**

3 Bedroom, 4.00 Bathroom, 3,265 sqft

Residential on 0.65 Acres

QUALITY HILL SUB, Breckenridge, CO

Captivating west-facing prow windows with all-day views of the Tenmile Range and Breck ski runs are just the beginning in this impeccable custom one-owner, half log sided home built in 2014. Main floor features abound, including: main level primary suite with deck access to heater-equipped pergola; wood fireplace; beetle-kill wood floors & accent woodwork in laundry/mudroom, pantry, & bathrooms. Lower level great room boasts 9-foot ceilings, a pellet stove, another large bedroom with en-suite bath, a third bedroom, and full bathroom—lower bathrooms have cork flooring. Downstairs gear/work room features locally sourced rough-sawn beetle-kill wood. Oversized 2+ car garage has an electric car charging plug, heater, an additional garage door at the back, and a staircase providing direct gear room access in the basement. A central vacuum system serves all living areas + the garage. Energy efficiency was designed into this home with an 8kw grid-tied solar array, a ground source Bosch heat pump (for heating and cooling), foam and dense-blown insulation, and triple pane windows. Energy bills for the last 2 years averaged less than \$1k/YEAR! Find stainless appliances (including energy-efficient induction range), granite countertops, and huge pantry in the kitchen. Durable standing seam metal roof. Large custom, concrete floored shed on the south side of the .65 acre lot. On the other side, adjacent National Forest land means your closest northern neighbors will be moose,



deer, and foxes! Access hike, bike, and XC ski trails ¼ mile from your door. Get log home living without the traditional log home maintenance. Schedule your tour now—move in before the Columbines bloom!

Built in 2014

**Essential Information**

MLS® #	S1048675
Price	\$2,275,000
Bedrooms	3
Bathrooms	4.00
Full Baths	1
Half Baths	1
Square Footage	3,265
Acres	0.65
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	1226 Forest Hills Drive
Area	Breckenridge
Subdivision	QUALITY HILL SUB
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

**Amenities**

Utilities	Electricity Available, Sewer Available, Sewer Connected, Septic Available
Parking	Attached, Garage
# of Garages	2
View	Mountain(s), Ski Area

**Interior**

Interior	Cork, Tile, Wood
Interior Features	Built-in Features, Entrance Foyer, Eat-in Kitchen, Fireplace, Granite Counters, High Ceilings, Primary Suite, Open Floorplan, Smoke Free, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum, Utility Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Forced Air, Geothermal
Fireplace	Yes
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Interior Entry, Walk-Out Access, Finished, Heated

## Exterior

Exterior	Log, Other, See Remarks
Lot Description	Corner Lot, Near Ski Area, Many Trees, See Remarks
Roof	Metal
Construction	Log, Other, See Remarks

## School Information

Elementary	Upper Blue
Middle	Summit
High	Summit

## Additional Information

Date Listed	May 1st, 2024
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## Listing Details

Listing Office	Colorado Realty 4 Less, LLC
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Listing information last updated on October 12th, 2025 at 11:21pm MDT