

# \$1,450,000 - 98 Leap Year Trail, Breckenridge

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MLS® #S1056495

**\$1,450,000**

3 Bedroom, 2.00 Bathroom, 1,562 sqft

Residential on 0.48 Acres

LEAP YEAR SUB, Breckenridge, CO

This thoughtfully constructed custom home offers a perfect blend of luxury and nature. Nestled on nearly half an acre of level, beautifully treed mountain property, this 3-bedroom, 2-bathroom home is your ideal high-country retreat. With a roaring fireplace, a new Bullfrog hot tub, and private patio seating for summer days, this home is inviting, well-designed, and beautifully decorated, with new beds and stylish furniture from Pottery Barn and Restoration Hardware. The custom breakfast nook features bench seating with built-in storage, adding both charm and practicality. The home also boasts a gorgeous kitchen complete with live-edge wooden island countertops. Upscale baths feature double sink vanities and pebble stone shower floors, creating a perfect balance of elegance and comfort. Ready to move in, this home is a true mountain gem. 98 Leap Year is located in the Town of Blue River, which allows short-term rentals for the option to benefit from rental income. Enjoy access to Goose Pasture Tarn (with private boating and fishing rights) and just a short drive to bustling Main Street Breckenridge with its shops and restaurants. Hiking trails are right out the front door, offering easy access to all the outdoor activities Summit County has to offer. Situated just 3.5 miles from the world-class skiing at Breckenridge Ski Area, this property offers peace and privacy in a quiet neighborhood. Built in 2017, 98 Leap Year combines modern convenience with mountain charm



Built in 2017

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | S1056495                |
| Price          | \$1,450,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,562                   |
| Acres          | 0.48                    |
| Year Built     | 2017                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 98 Leap Year Trail |
| Area        | Breckenridge       |
| Subdivision | LEAP YEAR SUB      |
| City        | Breckenridge       |
| County      | Summit             |
| State       | CO                 |
| Zip Code    | 80424              |

## Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Cable Available, Sewer Connected |
| Parking   | Parking Pad                                                                                                      |
| View      | Trees/Woods                                                                                                      |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior          | Tile, Vinyl                                                                                       |
| Interior Features | Fireplace, Cable TV                                                                               |
| Appliances        | Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Washer, Washer/Dryer |
| Heating           | Radiant                                                                                           |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Gas                                                                                               |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Wood Frame          |
| Lot Description | Near Public Transit |
| Roof            | Asphalt             |
| Construction    | Wood Frame          |
| Foundation      | Poured              |

### **Additional Information**

Date Listed                March 9th, 2025

### **Listing Details**

Listing Office             Breckenridge Associates R.E.



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Listing information last updated on October 30th, 2025 at 7:51pm MDT