

# \$5,495,000 - 174 Sage Drive, Breckenridge

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MLS® #S1057366

**\$5,495,000**

5 Bedroom, 7.00 Bathroom, 6,637 sqft

Residential on 1.32 Acres

HIGHLANDS AT BRECK-HIGHLANDS PARK  
S, Breckenridge, CO

A true mountain sanctuary, this stunning residence at the end of a private drive offers unmatched privacy bordered by preserved wetlands & the renowned Breckenridge Golf Club. Soaring beams “ mirrored from exterior to entry “ set the tone for the architectural elegance found throughout, from the hand-carved office mantle to the vintage Telluride Train Station bar & artisanal metalwork. Exposed timber framing crowns the open-concept flow of an entertainer’s layout. Expansive decks & patios surround the home, with nearly every room opening to the outdoors. Each of the five bedrooms features an en-suite bath, including an upstairs guest suite with kitchenette. Relish in views of the Ten Mile Range from the hot tub, gather by the gas firepit, or retreat to the private deck off the primary suite. Six gas fireplaces, a custom wine room, steam shower & new high-end systems add comfort & convenience. Offered fully furnished with impeccable craftsmanship & access to world-class trails, skiing (EPIC, IKON, & independent slopes) & golf “ this home is a rare legacy property in Breckenridge. Every detail of 174 Sage Drive has been curated for timeless mountain elegance & modern comfort. Recent exterior upgrades “ including CertainTeed Presidential TL shingles, 6” steel half round gutters & fresh paint “ combine durability with elevated curb appeal, while a large hot tub & Berlin Gardens furniture offer stylish



outdoor relaxation. Inside, refined design choices shine through new furnishings, rugs, fresh paint throughout & Hunter Douglas window treatments enhancing every room. Statement lighting above the kitchen island & nook adds a designer touch, complemented by custom elements like hand-forged ski-lift cable railings. Function meets luxury with new dual boilers, a state-of-the-art audio/video system, two laundry rooms & three dishwashers. From the custom wine room to the expansive pantry with a secondary sink, every space reflects craftsmanship & care.

Built in 2007

### **Essential Information**

MLS® #	S1057366
Price	\$5,495,000
Bedrooms	5
Bathrooms	7.00
Full Baths	2
Half Baths	2
Square Footage	6,637
Acres	1.32
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	174 Sage Drive
Area	Breckenridge
Subdivision	HIGHLANDS AT BRECK-HIGHLANDS PARK S
City	Breckenridge
County	Summit
State	CO
Zip Code	80424

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available, Sewer Connected
Parking	Attached, Exterior Access Door, Garage, Lighted
# of Garages	3
View	Golf Course, Mountain(s)

## Interior

Interior	Carpet, Concrete, Tile, Wood
Interior Features	Wet Bar, Built-in Features, Breakfast Area, Entrance Foyer, Eat-in Kitchen, Five Piece Bathroom, Fireplace, Granite Counters, High Ceilings, High Speed Internet, In-Law Floorplan, Jetted Tub, Kitchen Island, Primary Suite, Open Floorplan, Pantry, Sound System, Smoke Free, Utility Sink, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Warming Drawer, Washer, Washer/Dryer
Heating	Radiant
Fireplace	Yes
# of Fireplaces	6
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Interior Entry, Walk-Out Access, Finished, Heated

## Exterior

Exterior	Rock, Stone, Wood Siding
Lot Description	Cul-De-Sac, Landscaped, Level, On Golf Course, Secluded
Roof	Asphalt
Construction	Rock, Stone, Wood Siding

## School Information

Elementary	Breckenridge
Middle	Summit
High	Summit

## Additional Information

Date Listed	April 30th, 2025
HOA Fees	150
HOA Fees Freq.	Annually

## Listing Details

Listing Office	MileHimodern, LLC
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