

\$3,800,000 - 45 Kerrigan Court, Blue River

MLS® #S1059869

\$3,800,000

4 Bedroom, 4.00 Bathroom, 4,400 sqft

Residential on 1.15 Acres

TIMBER CREEK ESTATES, Blue River, CO

This exquisite post and beam Smart Home is perched on a premium lot and backs National Forest and situated off a quaint cul-de-sac. 4/5 Bed, PLUS MIL Suite, Open-concept living space w/25' cathedral ceiling height, massive 24" rough cut Douglas Fir beams from the forests of British Columbia (no imitations here). Eight Foot, 2 1/2" thick doors throughout. Lower Level has 9' ceiling heights. In floor radiant heating including the 3 car garage. Piping in the utility room is a true work of art. Extensive stonework on all 4 fireplaces, exterior of home, driveway columns all have stone w/dry stacking (Stone was hand placed to fit perfectly w/out grout). Bathed in Natural light from large windows which frame the stunning surroundings. Beautiful custom cabinetry with soft close draws/cabinets throughout. The gourmet kitchen equipped with high-end appliances, pull outs, warming draw, pantry, granite countertops. The island was so large it needed to be brought in with a crane during construction. The dining area has space to expand seating and offers access to the covered deck equipped with speakers, lighting, fireplace, and heater. Retreat to the primary suite, where you'll find a private oasis complete with a fireplace, sitting area, and spa-like en-suite bathroom, walk-in closet with built-ins, sitting area. MIL suite/lock off has private balcony, kitchenette (w/mini fridge, microwave, sink) living room, window seat, Large walk-in closet, and full bath. LL TV area,



surround sound, massive sectional, built-ins, the stylish bar w/mini fridge, sink, dishwasher. This area offers ample seating perfect for movie nights/game days. Speakers in kitchen, patio, deck, hot tub area. Security system, fire sprinkler system. Oversized 3 car garage is heated, floor is sealed. Expansive deck, covered deck, covered front porch, two patios, 4 fireplaces, laundry/mud room, abundance of storage. Fresh air intake system, Professionally decorated, High end furnishings, Office could be 5th bd

Built in 2014

Essential Information

MLS® #	S1059869
Price	\$3,800,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,400
Acres	1.15
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	45 Kerrigan Court
Area	Breckenridge
Subdivision	TIMBER CREEK ESTATES
City	Blue River
County	Summit
State	CO
Zip Code	80424

Amenities

Utilities	Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Cable Available, Sewer Connected
-----------	--

Parking	Attached, Exterior Access Door, Finished Garage, Garage, Heated Garage, Lighted, Oversized
---------	--

# of Garages	3
--------------	---

Interior

Interior	Carpet, Tile, Wood
----------	--------------------

Interior Features	Fireplace, Jetted Tub, Cable TV, Vaulted Ceiling(s), Utility Room
-------------------	---

Appliances	Bar Fridge, Convection Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Oven, Refrigerator, Range Hood, Water Softener, Warming Drawer, Dryer, Washer
------------	--

Heating	Radiant
---------	---------

Fireplace	Yes
-----------	-----

Fireplaces	Gas, Wood Burning
------------	-------------------

Has Basement	Yes
--------------	-----

Basement	Finished
----------	----------

Exterior

Exterior	Frame
----------	-------

Lot Description	Borders National Forest
-----------------	-------------------------

Roof	Asphalt, Metal
------	----------------

Construction	Frame
--------------	-------

Additional Information

Date Listed	June 17th, 2025
-------------	-----------------

HOA Fees	150
----------	-----

HOA Fees Freq.	Annually
----------------	----------

Listing Details

Listing Office	Tundra Real Estate LLC
----------------	------------------------



Copyright © 2025 SAR MLS. The information displayed herein was derived from sources believed to be accurate, but has not been verified by SAR MLS.

Buyers are cautioned to verify all information to their own satisfaction.

This information is exclusively for viewers' personal, non-commercial use. Any republication or reproduction of the information herein without the express permission of the SAR MLS is strictly prohibited.

Listing information last updated on October 12th, 2025 at 8:51pm MDT