

# \$2,775,000 - 35 Indiana Creek Road, Blue River

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MLS® #S1061151

**\$2,775,000**

4 Bedroom, 5.00 Bathroom, 3,927 sqft

Residential on 1.17 Acres

SPILLWAY SUB, Blue River, CO

This impeccably maintained Colorado-style residence is the perfect place to create lasting memories in the mountains. Nestled on 1.17 acres, the property offers a natural, private setting that captures the essence of mountain living. The main level features a light-filled great room with soaring ceilings, expansive views, and a warm fireplace that creates a welcoming and cozy atmosphere. The open-concept layout flows seamlessly into a spacious kitchen—ideal for preparing meals for family and friends—and an adjoining dining area that invites everyone to gather and connect. Designed with both comfort and versatility in mind, an additional family room provides extra space for entertaining or relaxing. The main-floor primary suite offers direct access to the outdoors, a walk-in closet, and an en-suite bath, while three additional large bedrooms—with the two upper-level bedrooms offering en-suite bathrooms—to ensure everyone has a comfortable space to unwind. A generous loft adds even more flexibility, perfect for a home office or reading nook. The expansive deck is perfect for lounging around, soaking in the hot tub, or taking in breathtaking sunsets over the Breckenridge Ski Area and Mount Helen. This exceptional property also includes an attached 2-car garage, plus a detached 2-car garage with oversized doors—ideal for storing gear and toys for all your outdoor pursuits. Located just minutes from Breckenridge Main Street and world-class skiing, this home offers the



perfect blend of tranquility, comfort, and convenience – close to top-tier dining, shopping, and recreation.

Built in 1999

**Essential Information**

MLS® #	S1061151
Price	\$2,775,000
Bedrooms	4
Bathrooms	5.00
Full Baths	2
Half Baths	1
Square Footage	3,927
Acres	1.17
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	35 Indiana Creek Road
Area	Breckenridge
Subdivision	SPILLWAY SUB
City	Blue River
County	Summit
State	CO
Zip Code	80424

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available, Trash Collection, Cable Available, Septic Available
Parking	Garage, Heated Garage, Three or more Spaces
View	Mountain(s), Southern Exposure, Trees/Woods

**Interior**

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Fireplace, Granite Counters, Tongue and Groove Ceiling(s), Primary Suite, Open Floorplan, Cable TV, Vaulted Ceiling(s),

	Utility Room
Appliances	Dishwasher, Gas Range, Microwave, Range, Refrigerator, See Remarks, Dryer, Washer
Heating	Baseboard, Natural Gas, Radiant
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out Access

## Exterior

Exterior	Concrete, Wood Siding
Lot Description	See Remarks
Roof	Architectural, Shingle
Construction	Concrete, Wood Siding

## Additional Information

Date Listed	July 3rd, 2025
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## Listing Details

Listing Office	Real Estate of the Summit
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