

## **1085 Riva Glen | Lot 5 Spraddle Creek | Vail Home Features Sheet**

- Located in Vail's most exclusive, and only private, gated community, Spraddle Creek Estates; full-time caretakers
- Spraddle Creek Estates is home to only 14 homesites, 12 of which have been built on
- Lot 5 is a 1.4 acre homesite
- 5-bedroom; 6-bath (4 full, 2 half); 7,512 square feet (appraiser)
- Architect: Bruce Schmidt of Minneapolis, MN; designed many notable homes in Minnesota and around the United States
- Contractor: Jim Jensen of Minneapolis, MN; reputation for superior quality building
- Custom stone work by Gallegos
- Home has stunning, southerly panoramic ski slope views, in addition to views to the north, east and west
- Phenomenal outdoor spaces, including large back patio with heated flagstone, spacious fenced in backyard, tiered gardens, 2 covered patio spaces, large ski slope facing heated patio
- Adjacent to the Spraddle Creek allowing for euphonious, ambient sounds of rushing water; also adjacent to United States Forest Service land
- Sophisticated floorplan thoughtfully designed for entertaining guests
- Magnificent great room with limestone fireplace and ski slope and westerly long-range views allowing for impeccable sunset viewings
- Elevator to all three levels
- State of the art oxygenated master suite with large closet and Juliette balcony overlooking the backyard

- Air conditioning on main and upper levels
- Humidification throughout
- Private guest suite with kitchenette, living area, ample storage, and separate staircase
- Lower level family room with billiards table, fireplace, access to covered outdoor finished space
- Over-sized 3-car garage and spacious driveway with snowmelt
- Copper roof
- Expansive landscaping
- 5-amount of fireplaces
- Highly sought-after Passport Club membership available; unique and rare opportunity for easy ski access, village parking, and club amenities