

\$3,950,000 - 21 Apr s Way, Winter Park

MLS  #25-1046

\$3,950,000

5 Bedroom, 7.00 Bathroom, 3,787 sqft
Single Family Res on 0.11 Acres

RIVER WALK AT WINTER PARK, Winter Park, CO

Discover 21 Apr s Way, an alpine sanctuary of uncompromising luxury. Located within Riverwalk at Winter Park  a bespoke mountain modern community nestled along a pristine stretch of the Fraser River and just steps from downtown  this exclusive resort enclave offers the perfect balance of tranquility and convenience. The home boasts every luxury features one could desire. Custom steelwork, Sub-Zero/ Wolf appliances, artisan-crafted cabinetry, and natural stone are seamlessly integrated throughout, creating a level of finish rarely found in the area. Property includes a perpetual short-term rental license, offering both legacy value and investment potential. Riverwalk's curated amenities, including a riverside fishing deck, amphitheater-style pavilion pits and a picturesque streetscape



Built in 2025

Essential Information

MLS� #	25-1046
Price	\$3,950,000
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	3,787
Acres	0.11

Year Built	2025
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	21 Apres Way
Area	Winter Park Area
Subdivision	RIVER WALK AT WINTER PARK
City	Winter Park
County	Grand
State	CO
Zip Code	80482

Amenities

Amenities	Cable TV, Game Room, Golf Course, Horseback Riding, Spa/Hot Tub, Laundry, Owners Closet, Restaurant, Ski Closet, Trash, Exterior Maintenance, Snow Removal
Utilities	WI-FI, Internet Available
Parking	Assigned, Garage Door Opener
# of Garages	2
View	River, Mountain(s)
Is Waterfront	Yes

Interior

Interior Features	Ceiling Fan(s), Fireplace, Master Bedroom, Master Suite, New Paint, Stove, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Heating	Radiant
Cooling	Ceiling Fan(s)
Fireplaces	Master Bedroom, Family Room, Basement

Exterior

Exterior	Fence
Lot Description	Crn/Cul de Sac, Landscaped, Meadow, Trees, Back Yard, Cul-De-Sac, Gentle Sloping, Interior Lot, Level, Many Trees, Native Plants, Near Golf Course, Near Public Transit, Private, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Subdivided, Views, Waterfront, Wetlands
Windows	Double Pane Windows
Construction	Frame, Metal Siding, Post & Beam, Stone

School Information

Elementary	Fraser
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	July 17th, 2025
HOA Fees	315
HOA Fees Freq.	Monthly

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Listing information last updated on October 22nd, 2025 at 10:00pm MDT