

\$3,285,000 - 160 Exploration Trail, Winter Park

MLS® #25-1432

\$3,285,000

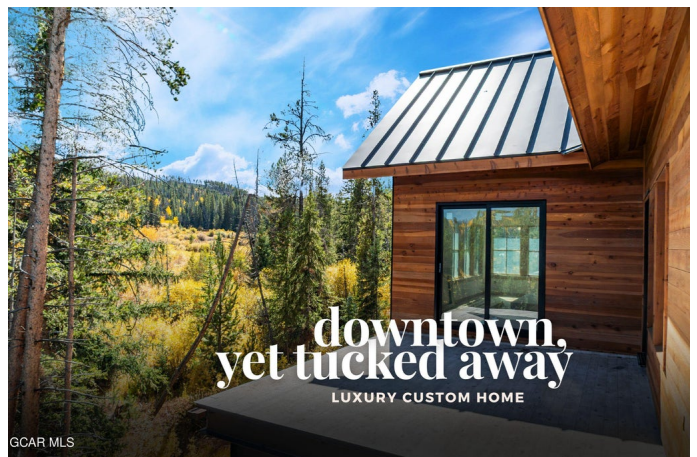
4 Bedroom, 5.00 Bathroom, 3,174 sqft

Single Family Res on 0.10 Acres

ROAM, Winter Park, CO

Tucked away on a private double lot along the Fraser River, this stunning residence combines peace and privacy with the convenience of a walkable downtown Winter Park location. Welcome to a rare offering in the highly coveted Roam neighborhood, where contemporary mountain luxury meets effortless access to everything you love about town. Move-in ready in December 2025, this brand-new custom home delivers the best of both worlds: steps from restaurants, shops, free shuttle to Winter Park Resort, and the future downtown gondola, yet nestled among mature trees on a secluded end lot by the river. Designed with both comfort and sophistication in mind, this two-level modern mountain retreat showcases 10-foot ceilings, exquisite finishes, and meticulous craftsmanship throughout.

The floor plan blends design with function: a main-level ensuite bedroom offers single-level living flexibility, while an open-concept kitchen, dining area, and living space seamlessly flow onto a walkout deck, the perfect private spot to relax among the trees and listen to the river. Upstairs, the spectacular primary suite feels like a private retreat in the treetops, complete with a spa-inspired bath and access to a hot tub-ready deck. A custom bunk room, additional bedroom, and bath with dual vanity, and a spacious TV lounge/hangout area make this home ideal for family gatherings, entertaining guests, or creating the ultimate



luxury rental experience.

Situated on one of the most desirable lots in Roam, this property offers the serenity of a mountain hideaway paired with the vibrancy of a downtown address. Future community amenities will elevate ownership even further, including an exclusive clubhouse with a year-round outdoor pool, hot tub, fitness center, lounge, and tennis courts.

Whether you're seeking a refined full-time residence, a high-performing vacation rental (sleeps up to 16), or a long-term investment in one of Winter Park's most dynamic neighborhoods, this home is an extraordinary opportunity to own a piece of Colorado's premier mountain lifestyle.

****Interior renderings are for marketing purposes only!**

Built in 2025

Essential Information

MLS® #	25-1432
Price	\$3,285,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,174
Acres	0.10
Year Built	2025
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Two Story
Status	Active

Community Information

Address	160 Exploration Trail
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Area	Winter Park Area
Subdivision	ROAM
City	Winter Park
County	Grand
State	CO
Zip Code	80482

Amenities

Utilities	WI-FI
Parking	Addl Parking
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Master Suite
Heating	Radiant, Natural Gas
Fireplaces	Living Room

Exterior

Lot Description	Trees
Construction	Frame

Additional Information

Date Listed	October 17th, 2025
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Listing information last updated on October 22nd, 2025 at 3:30pm MDT