

\$2,449,000 - 115 Lions Gate, Winter Park

MLS® #25-359

\$2,449,000

4 Bedroom, 3.00 Bathroom, 2,352 sqft

Single Family Res on 0.26 Acres

METES AND BOUNDS, Winter Park, CO

THE PERFECT LOCATION IN WINTER PARK! An incredible 4 bed, 4 bath home PLUS a separate cabin, just steps away from Cooper Creek Square and the town of Winter Park's planned gondola directly to the resort. The breathtaking backyard has an enormous covered deck, outdoor kitchen, hot tub, gas fire pit, and massive seating ideal for entertaining or relaxing while enjoying the tranquil sounds and beauty of Vasquez Creek. A precious tree house, tiny private office, and abundant wildlife complete this magical backyard.

Just across the street is the convenience of Cooper Creek Square which offers many of the town's restaurants, shops, activities, and The Lift ski bus stop. Hideaway Park is a few blocks away and fun for all seasons. Enjoy outdoor concerts, fireworks, playgrounds, skate park, art shows, hiking and bike trails along Fraser River, and free sledding, all without the hassle of driving or parking. Again, with Winter Park's planned gondola site only ONE property away, this home, and its amazing location, is Winter Park's best-kept secret.

Inside the home you'll find main floor living at its finest. Don't miss the gourmet kitchen (remodeled in 2021) which boasts high-end appliances including a Viking stove top with a pot filler, Thermador double ovens, dual sinks, soft-close drawers, under-cabinet lighting, and a walk-in pantry/laundry. New LVP flooring throughout the kitchen, as well as the



dining/entry area and the living room, which boasts recessed lighting, and a gas fireplace. Still on the main floor, the primary suite includes a private fireplace, French doors to access the gorgeous back deck/hot tub, newer carpet, a feature wall, and an ensuite slate bath with a custom rain glass shower. A second bedroom and full guest bath complete the main floor.

The striking stair railing leads upstairs where you discover two more spacious bedrooms (one room alone can sleep five), a small game room (with a futon sleeper) and a full bath. Bonus storage runs along both sides of the upper level. The entire main house can easily sleep thirteen.

The incredible, deep garage includes a tool bench, extra storage, second washer/dryer, and private entry to a large unfinished 2 bed/1 bath addition above, with vaulted ceilings and stunning views. Tucked inside the back of the garage is a gorgeous private office with sliding glass doors overlooking the creek, custom windows and tongue-in-groove aspen walls and bookcase. Between the office and the garage, you'll find the fourth bath with a large laundry sink and a shower perfect indoor pet washing. **Finally, another smaller office or craft room is just off the back deck with bay windows overlooking the creek and tree house.

BONUS - the separate, cozy cabin on the property, Winter Park's former firehouse, can sleep three more. Inside find a queen bed, fireplace, sleeper sofa, separate kitchen and bath with a backdoor to a private deck. Perfect for guests, family or short/long-term rental income. (*The ENTIRE property is zoned residential-commercial).

And remember, Winter Park's planned gondola to the resort will only be one property away! All of this with a creek in the backyard and NO HOA!

This isn't just a dream home, it's a smart

investment and a rare opportunity in the heart of Winter Park.

Built in 1947

Essential Information

MLS® #	25-359
Price	\$2,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,352
Acres	0.26
Year Built	1947
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Story & 1/2
Status	Active

Community Information

Address	115 Lions Gate
Area	Winter Park Area
Subdivision	METES AND BOUNDS
City	Winter Park
County	Grand
State	CO
Zip Code	80482

Amenities

Parking	Garage Door Opener
# of Garages	1
View	River, City, Mountain(s)
Is Waterfront	Yes

Interior

Interior Features	Fireplace, Master Bedroom, Master Suite, Remodeled, Walk-In Closet(s)
Heating	Forced Air, Natural Gas
Fireplaces	Living Room

Exterior

Exterior	Gas Grill
Lot Description	Trees, City Lot, Near Public Transit, Views, Wooded
Windows	Double Pane Windows
Construction	Frame

Additional Information

Date Listed April 10th, 2025

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