

\$2,075,000 - 12 Exploration Trail, Winter Park

MLS® #25-99

\$2,075,000

3 Bedroom, 5.00 Bathroom, 2,597 sqft
Single Family Res on 0.03 Acres

ROAM, Winter Park, CO

Within ROAM, you'll find Wilds 360, a collection of single family residences designed specifically for mountain living. The Ptarmigan floor plan is built for an active Colorado lifestyle with high quality, durable interior and exterior finishes. Inside the homes you'll find three bedrooms plus a second living/rec/bunk room, thoughtfully laid out over three levels of luxurious living and fresh, mountain modern design. Multiple outdoor living spaces include an open air rooftop deck with snow-melt system, community dark skies design for stargazing, options to add a rooftop bar, outdoor kitchen and hot tub. Boasting an open gourmet kitchen with premium stainless appliances, these homes are comfortably finished with ERV air exchange systems & in-floor radiant heat, designed for comfort! Adjacent to the kitchen and breakfast bar you flow seamlessly into the large dining area and living room with fireplace designed for groups of any size. Premium standard finishes include solid wood doors and trim, wood cased JeldWen windows, hand troweled walls, luxury vinyl plank flooring, in-floor radiant heat, open floating staircase, insulated, and heated garage. Enjoy the surroundings from your private rooftop hot tub while taking in spectacular views of the Continental Divide, the Winter Park ski area and all of the wildlife that ROAM through the meadow on a daily basis. With the next phase anticipated by the end of this year, now's your chance to secure a brand new, mountain modern home nestled



between Winter Park's Main Street and the Fraser River!

***Listing photos are from a previous phase and are only a general representation of the floor plan. Specific colors, finishes & appliances for this home may differ. Sq. footage provided by architect's renderings in the Documents section.

Built in 2025

Essential Information

MLS® #	25-99
Price	\$2,075,000
Bedrooms	3
Bathrooms	5.00
Full Baths	2
Half Baths	2
Square Footage	2,597
Acres	0.03
Year Built	2025
Type	Single Family Res
Sub-Type	Single Family Residence
Style	Multi-Level
Status	Active

Community Information

Address	12 Exploration Trail
Area	Winter Park Area
Subdivision	ROAM
City	Winter Park
County	Grand
State	CO
Zip Code	80482

Amenities

Amenities	Snow Removal
Utilities	WI-FI, Internet Available
Parking	Garage Door Opener

# of Garages	2
View	Mountain(s)

Interior

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Master Bedroom, Master Suite, Self Clean Ov, Vaulted Ceiling(s), Walk-In Closet(s)
Heating	Radiant, Natural Gas
Fireplaces	Living Room

Exterior

Construction	Frame
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Additional Information

Date Listed	February 2nd, 2025
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