

\$1,265,000 - 294 Lions Gate Dr, Winter Park

MLS® #5246552

\$1,265,000

3 Bedroom, 3.00 Bathroom, 1,436 sqft
Attached Dwelling

Arrow At Winter Park, Winter Park, CO

Experience elevated mountain living in this beautifully appointed 3-bedroom + bunk room townhome, perfectly situated in downtown Winter Park. Designed with the active Colorado lifestyle in mind, this exceptional property offers both comfort and convenience in a vibrant, year-round destination.

Step inside to an inviting living room featuring a cozy gas fireplace and private deck with serene views-perfect for relaxing after a day on the slopes or trails. The gourmet kitchen offers extended bar seating, ideal for casual dining and effortless entertaining. This home is thoughtfully equipped with a convenient laundry closet and an attached 2-car tandem garage, offering generous storage for all your gear-skis, snowboards, bikes, fishing equipment, and more. Unwind under the stars from your private rooftop deck, complete with a hot tub and dining area showcasing panoramic views of the Continental Divide and Winter Park Resort. It's the ultimate setting for apres-ski gatherings, stargazing, and summer evenings with friends.

Just steps from shops, restaurants, and the Rendezvous Event Center, and with complimentary shuttle service, everything you need is at your doorstep. Explore miles of scenic trails, enjoy world-class skiing, and cast a line in the Fraser and Colorado Rivers-all just minutes away.



With a strong rental history exceeding \$90K in 2024 and being sold fully furnished, this home is a turnkey investment opportunity or luxurious personal retreat.

Built in 2017

Essential Information

MLS® #	5246552
Price	\$1,265,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,436
Year Built	2017
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Status	Pending

Community Information

Address	294 Lions Gate Dr
Area	Winter Park
Subdivision	Arrow At Winter Park
City	Winter Park
County	Grand
State	CO
Zip Code	80482

Amenities

Utilities	Natural Gas Available
Parking	Tandem
# of Garages	2
Garages	Attached

Interior

Interior Features	Eat-in Kitchen, Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal

Heating	Hot Water, Radiant
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	Gas, Living Room, Single Fireplace
# of Stories	3
Stories	Three Or More

Exterior

Exterior Features	Balcony
Roof	Other
Construction	Wood/Frame

School Information

District	East Grand 2
Elementary	Fraser Valley
Middle	East Grand
High	Middle Park

Additional Information

Days on Market	128
Zoning	AB2

Listing Details

Listing Office	LIV Sotheby's International Realty
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