

MLS#: S1046716
 Status: Active
 Sub-Type: Single Family

Residential Client Detail Display
 71 LOMAX DRIVE
 BRECKENRIDGE, CO 80424

List Price: ↓\$9,495,000
 List Price/SqFt: \$1,635.94

Subd/Complex: LOMAX ESTATES SUB
 County: Summit

Bldg #:
 Unit #:
 Unit Entry Level:
 # Levels in Unit: 3
 # of Units:
 Total Bldg Level: 3
 Deed Restricted: No
 Rentals Allowed:
 Pets Allowed: Yes

Bedrooms: 5 Main Level Beds:
 Total Baths: 7.0 Apx SF Liv Area: 5,804
 Full Baths: 6 Sq. Ft Source: County/Gov't
 3/4 Baths: 0 Year Built: 2016
 1/2 Baths: 1 Adj Year Built: 2017

Loft: Yes Furnished: Mostly
 Loft Incl Bdrm Count: No Lockoff: No

Basement:
 Add'l Rooms: Family Room, Great Room, Kitchen / Family Room Combo, Loft Sleeping Area, Media, Wine Cellar



The location of this ski home offers unsurpassed 300 degree mountain views enjoying a setting that backs to open space on a quiet cul de sac in the exclusive and private Lomax Subdivision. Ski on Four O'Clock Run to the Snowflake lift or ski down from the home to the Skiway Skyway to the Gondola. The views at night of the Town of Breckenridge below are amazing. No expense was spared in the design and build of this home from antique custom solid wood flooring, artisan blacksmith metalwork. Vaulted ceilings with custom exposed beamwork, five rock fireplaces. Two tremendous primary bedroom suites, difficult to choose which one! Antique barnwood siding accents and features throughout the home. A bar and glass whisky vault that will make your jaw drop. Games room, custom bunkroom with dual bathrooms. Elevator, Sonos full house interior/exterior sound system, powered shades, 3 car garage with workshop. Flagship Wolf & Subzero appliance package. Huge storage spaces throughout (not included in sq.ft.,count). Accordian floor to ceiling window doors to open to the BBQ patio and stone fireplace off the dining area and designed with a maximum view corridor of downtown Breckenridge AND the ski area mountains. Custom staircase, 2 steam showers, 2 laundry rooms with extra hookups in primary bedroom. "Bonus" room upstairs not included in bedroom count. Office on top floor with 300 degree views with custom antique furniture. The games/bar room opens to an additional firepit patio and hot tub area with direct access to the open space, again affording magnificent views. This home in this location will make other Breckenridge luxury homes blush. A must see.

Interior - Exterior

Total Avg. Mo. Util.: \$884 Water Monthly: \$53 Avg. Gas Monthly: \$375 Avg. Elec. Monthly: \$375 Sewer Monthly: \$81
 Water Heating: Gas Wtr Htr Gallons: Heating: Natural Gas, Radiant Energy Rating: Unknown
 Appliances: Central Vacuum, Dishwasher, Disposal, Microwave, Range Gas, Range Hood, Refrigerator, Washer / Dryer
 Interior Features: Built-in Features, Cable Available, Ceiling Fan(s), Central Vacuum, Elevator, Entrance Foyer, Granite Counters, High Ceilings, High Speed Internet, Jet Action Tub, Kitchen Island, Open Floorplan, Primary Suite, Private Bathrooms, Sound System, Spa/Hot Tub, Vaulted Ceiling(s), Wet Bar
 Residential Features: Cable Available, Deck, Elevator, Fireplace - Gas, Hot Tub - Fireplaces Total: 5
 Private, Jetted Bathtub, Multi-Level, Patio, Vaulted Ceilings, Wired for Cable
 Floor Coverings: Concrete, Stone, Tile, Wall/Wall Carpet, Wood
 Roof: Asphalt Laundry: Dryer, Washer
 Construction: Poured In Place Foundation, Wood Siding Gar/Parking: 3 Car Garage
 Green Energy Efficient:

HOA, Tax and Fee(s) Information

Annual Taxes: \$22,809.71 Tax Year: 2022 Transfer Tax: 1% Resort/Nbrhd Fee: \$0
 Assessments: None Known VAFHA: Right of Ref/ #Days: No Bank:

Subdivision/Community Information

Location: Alpine Ski In, Alpine Ski Out
 Common Facilities: Elevator, None
 Public Amenities: Golf - Public, Hiking / Pedestrian Trails
 Elementary School: Middle/Junior: High School:

Land & Site Information

Schedule #: 6511792 Area: Breckenridge Accessibility: All Year Access # of Mo.: 12
 Lot #: 6 Water Src: Municipal / Public Apx Lot SqFt: 29,621 Apx Lot Acreage: 0.68
 Block #: 0 Lot SqFt Sce: County/Govt Parcel #: Zoning: Single Family
 Filing #: 0 Legal Parcel: Yes Ground Lease: No Lot Ownership:
 Staked: Pinned: Sewer/Septic: Connected to Sewer Well Type:
 Lot Rent: Exist Structure: Existing Structure Water Included:
 Available Utils: Cable Tv, City Sewer, City Water, Natural Gas Available, Electricity, Trash Pickup
 Lot Features: Cul-De-Sac, Near Ski Area, Open Space
 Road Surface: Paved Road Frontage Type: Road Responsibility:
 Docs on File: Ilc View: Mountains, City, Valley Direction Faces:
 View: Mountains, City, Valley
 DOM: 114
 Special Taxing District YN: Special Taxing District URL:

Driving Directions: Head up Ski Hill Road. Turn L onto Grandview Drive, then L onto Beavers Drive, then L onto Lomax Drive. Home on the left.

